

**COMPREHENSIVE PLAN
FOR THE SAN DIEGO REGION
VOLUME 10
SERIES 7 REGIONAL
GROWTH FORECAST**

San Diego



ASSOCIATION OF
GOVERNMENTS

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COMPREHENSIVE PLAN FOR THE SAN DIEGO REGION VOLUME 10 SERIES 7 REGIONAL GROWTH FORECAST

OCTOBER 1989

San Diego



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ABSTRACT

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ABSTRACT: Part I of this information report describes the production of the Series 7 Regional Growth Forecast. It also discusses the Forecast's historic development and role in SANDAG's work program. Part II is a detailed review of the modeling system used to produce the Forecast. Part III is a summary of the Forecast by selected geographic areas.

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PRODUCING THE SERIES 7 REGIONAL GROWTH FORECAST

**COMPREHENSIVE PLAN
FOR THE SAN DIEGO REGION
VOLUME 10
SERIES 7 REGIONAL
GROWTH FORECAST**

I. PRODUCING THE SERIES 7 REGIONAL GROWTH FORECAST

Introduction

The San Diego Association of Governments has been producing both short and long-range forecasts of regional growth for a wide selection of variables since 1971. The agency's forecasting methodologies are explained in six documents published during 1988 and 1989.¹ The preparation of the original elements of the Regional Comprehensive Plan in the early 1970's was the initial impetus for the production of regional forecasts of population, employment and land use. SANDAG's most recent forecasting effort, the Series 7 Regional Growth Forecast, is the topic of this report.

The designation of SANDAG in 1975 as the Areawide Water Quality Management Planning Agency afforded the opportunity to produce a set of forecasts which were based on the public policies being implemented through the General and Community Plans of the region's local jurisdictions. This set of forecasts, called Series 4, established a baseline reflecting the then-current growth policies of the region's general purpose governments.

Since then, the Series 5, Series 6, and now the Series 7 Forecasts have provided local decision makers with a basis for comparison. Using the forecasts, they are able to see the trends resulting from implementation of the local and regional plans, and to determine the need for changes to these public development policies.

SANDAG began production of the Series 7 Forecasts in June, 1986, by developing a set of regional totals. These data include population, employment, and other economic and demographic factors for the entire San Diego Region each year from 1986 to 2010. Development of local land use, transportation and public policy input assumptions was begun in the late fall of 1986 and continued through the spring of 1987. Even more than the previous forecasts, the inputs to Series 7 are a direct

¹Technical documentation of the Series 7 Forecast is found in: Series 7 Regional Growth Forecasting Models, Volume I, Overview of the Regional Growth Forecasting System; Series 7 Regional Growth Forecasting Models, Volume II, Technical User's Manual for PLUM and SOAP; Series 7 Regional Growth Forecasting Models, Volume III, Data Bases and Exogenous Forecasts; DEFM86, Volume 1, Forecasting Manual; DEFM86, Volume II, Technical Manual and Users Guide; and DEFM86, Volume III, Data Base Documentation and Update.

reflection of policies contained in local General and Community Plans. All input data were reviewed and corroborated by the local planning staffs. The preliminary Forecast was generated in the late summer of 1987, and presented to the SANDAG Board in November, 1987. At that time, the Board accepted the preliminary Series 7 Regional Growth Forecast for use in special studies, at the direction of the executive director, and directed staff to follow a schedule of local jurisdiction review of the Forecast.

Local review of Preliminary Series 7 lasted into the spring of 1988. Each city and the County was provided with a detailed Forecast Profile of their area for review, and was asked to return written comments to SANDAG staff. Where necessary, meetings were held to resolve more complicated problems. As a result of the review and comments, several changes were made to the input assumptions. In a few cases, entirely new Plans were substituted.

The final Series 7 Forecast was presented to the SANDAG Board in July, 1988. The SANDAG Board recommended the acceptance of the revised Series 7 Regional Growth Forecast for distribution and use in special studies; and acceptance of this forecast, as prepared by SANDAG from General and Community Plans, by the governing bodies of the cities and County for aid in local planning. During 1988 and 1989, all 19 local jurisdictions formally accepted the Series 7 Forecast.

Using the Regional Growth Forecast

The Series 7 Forecast is the third series to be accepted by the San Diego Association of Governments as an element of the Regional Comprehensive Plan. The forecast is included as a plan element because it represents the regional policy and a local consensus on the rate and distribution of growth over the next 24 years.

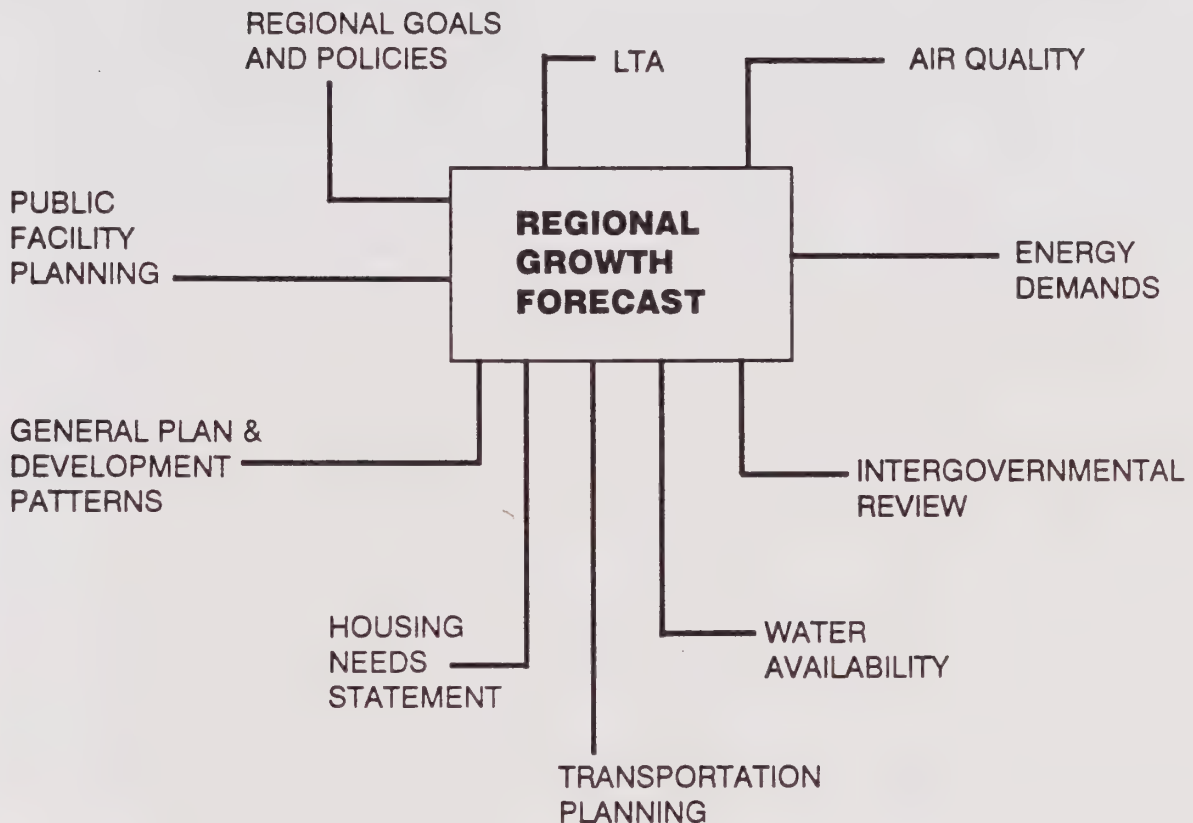
The series forecasts are used extensively by SANDAG, the cities, the County and other public agencies such as school districts, water districts, CALTRANS, the County Water Authority, etc. The private sector also makes great use of the forecast, particularly in the areas of land development, site analysis and product marketing. This is partly because SourcePoint, SANDAG's non-profit corporation, has developed new ways to summarize, analyze and present the data.

SANDAG uses the Forecast throughout its work program. Figure 1 summarizes how the Forecast is used in the preparation of the other elements of the Regional Comprehensive Plan and for a wide variety of planning studies. It also shows that it is used by SANDAG in conducting project reviews as the state-designated clearinghouse. The Forecast is used to help assess the impacts of growth, to determine changes in service levels for public facilities and, consequently, to determine the need for new, expanded or reduced facilities. The Forecast is also the primary determinant of how stringent our water conservation and air quality tactics must be to allow the region to meet its objectives and standards in these two areas.

SANDAG's Local Technical Assistance Program (LTA) is one of the fastest growing elements of the Overall Work program. The Forecast is used extensively in LTA projects, primarily to determine changes in service demands or facilities needs based on changes in population, employment and land use. Cities, the County, school and fire districts, and other agencies use the Forecast through LTA to establish the need and best locations for schools, fire and police stations, solid

FIGURE 1

HOW SANDAG USES THE FORECAST DATA



waste sites, libraries and other public facilities. These applications of the Forecast are probably its most important day-to-day use. The region's cities also use the Forecast to evaluate their General and Community Plans. The Forecast establishes overall demands for such major planning considerations as land consumption, housing units, employment sites, and recreational space.

In summary, the Forecast is significant because it is used by a variety of public and private interests. When the decisions made by all of these entities are based on a common forecast, it is more likely that the Forecast will be an accurate projection of future activity. An important reason for careful evaluation of the Forecast, however, is to determine if it is best for the region. The SANDAG Board does not endorse the Forecast as representing desirable future growth for the region. Rather, it accepts the Forecast as a representation of local and regional policies of today projected into the future in order to ascertain their impacts. If the impacts are undesirable, and the policies are changed as a result, then the forecast changes as well.

It should be understood that there will be at least some undesirable impacts of the region's growth. SANDAG has determined, for example, that the forecasted growth will severely strain energy supplies, the transportation system, and the area's ability to meet existing clean air standards. Water supply, sewage treatment capabilities, and agriculture will also be adversely affected by the growth rate. As explained in the various elements of the Regional Comprehensive Plan, mitigating these impacts will be the responsibility of the region's residents as well as public and private agencies.

THE URBAN DEVELOPMENT MODELING SYSTEM

II. THE URBAN DEVELOPMENT MODELING SYSTEM

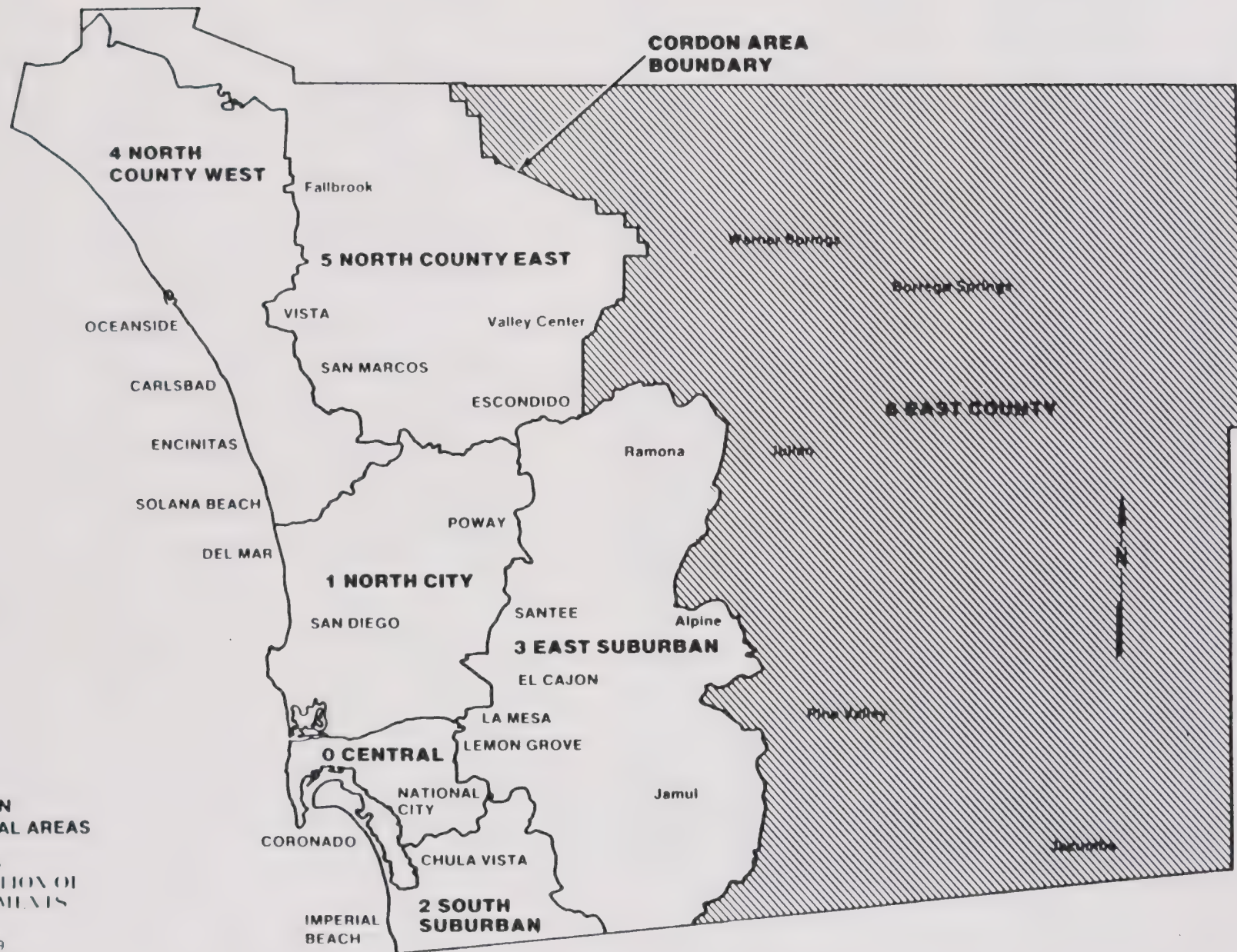
There are two phases to the forecasting process and four major models used to obtain the end results. The first phase uses the Demographic and Economic Forecasting Model (DEFM) which produces a forecast for the San Diego region. The second phase employs three allocation models to distribute the regional forecast to subareas within the County. Since over 99 percent of the region's activities are located in the western half of the region (or cordon area), the subregional models pertain only to this portion of the County. Map 1 delineates the cordon area used in the modeling process.

The first of the subregional allocation models is the Basic Employment Allocation Model (BEM). It produces the future distribution of basic employment primarily on the basis of local jurisdiction policies on industrial development. This distribution then becomes input to the Projective Land Use Model (PLUM). PLUM allocates other activities, such as population, housing units and local serving employment, to subareas based on the location of the basic employment, availability of usable land, and transportation accessibility. This allocation is made for zones for urban modeling (ZUM's), which are collections of census tracts or traffic analysis zones within a jurisdiction boundary or LAFCO sphere of influence area. The last subregional model, Sophisticated Allocation Process (SOAP), allocates population, housing, and employment activities to the smallest geographic level, the Master Geographic Reference Area (MGRA). Figure 2 illustrates the overall relationships between the various models and data bases in the Regional Growth Forecasting system.

Regionwide Forecast

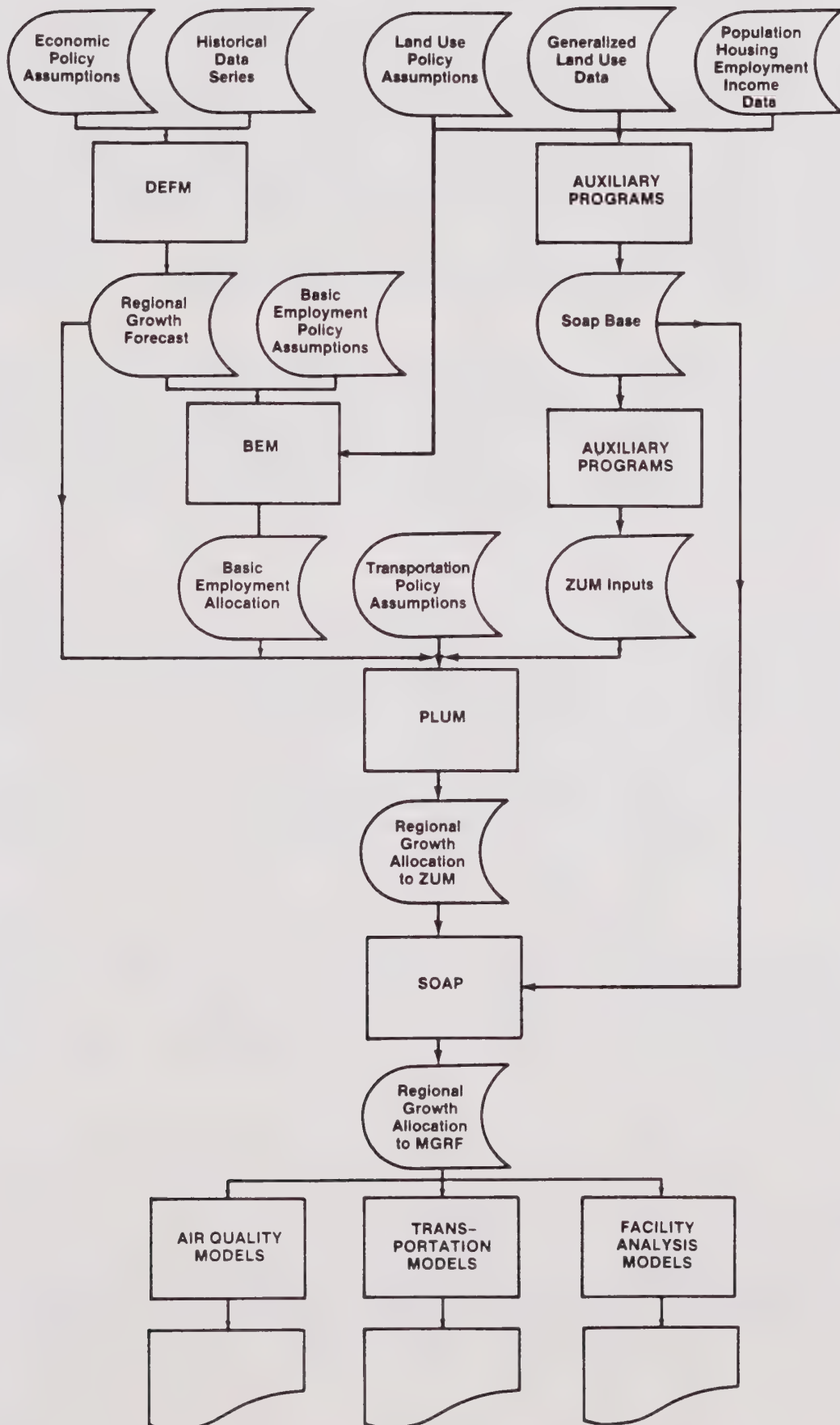
Overview. The regional model used in SANDAG's forecasting process is the Demographic and Economic Forecasting Model (DEFM). DEFM combines a population-employment forecasting model with an economic impact analysis system. It uses a series of econometric equations, derived from San Diego County historical data, which reflect the interaction between economic forces and population growth. DEFM produces annual forecasts for the region which represent the overall demand for housing and jobs over a 25-year forecast period. DEFM consists of six sectors which are directly or indirectly linked. The sectors are population, employment, income, construction, prices and public finance.

- o The population sector uses a cohort component model. It determines the next year's population by adding the current year's surviving population to birth and migration figures. Migration is determined by employment changes, home prices and unemployment rates. Population is forecast by age and sex cohorts. A number of demographic components are also computed, including military and non-military population, household and group quarters population, school enrollment by grade level, labor force, and household formation.
- o The employment sector uses state and national economic conditions as well as changes in local population, income, wage rates, government expenditures, taxes, and demographic characteristics to forecast annual employment for approximately 50 industries.



MAP 1
SAN DIEGO REGION
MAJOR STATISTICAL AREAS

FIGURE 2
URBAN DEVELOPMENT MODELING SYSTEM FLOWCHART



- o The income sector forecasts personal income, disposable income, income taxes, and retail sales based on wage rates employment levels, and government transfer payments.
- o The construction sector forecasts building permits, changes in the housing stock (by structure type), vacancy rates, and the value of construction. The key variables determining construction activity are household formations, housing vacancy rates, and the local and national housing markets.
- o The sector on prices forecasts average housing prices, construction costs, the local consumer price index (CPI), and the shelter component of the CPI.
- o The public finance sector forecasts local government expenditures and revenues, including property taxes, state and federal grants, sales tax revenue, educational expenditures, and local government expenditures.

Input data required for these six sectors consist of a 35-year historical series (1950-1985) of approximately 600 variables concerning the national, state and regional economies. A series of exogenous forecast assumptions are also needed. A national level economic forecast acts as a driver in the model, supplying the overall trend and direction that the local economic forecast will follow. Additional exogenous factors include trends in fertility and mortality rates, state finance policies, federal and state tax rates, and the size of the military establishment in San Diego.

A committee representing a broad range of local expertise from both public agencies and the private sector develops the exogenous assumptions. The committee reviews alternative assumptions and develops a consensus on the most reasonable set of factors for the region. The committee includes members from the State Employment Development Department, the State Department of Finance, San Diego Gas and Electric Company, the San Diego Chamber of Commerce, the County Department of Education, and local jurisdictions.

Output from DEFM includes tabular reports on all variables for both the historic and forecast periods. DEFM can also produce a wide variety of graphs, charts and a population pyramid which portrays the age and sex composition of San Diego County residents. The cordon control totals for the subregional models (BEM, PLUM, and SOAP) are derived from DEFM's regional forecast.

Key Assumptions. This forecast represents anticipated demand and is not constrained by issues such as water availability and air quality, and facility shortfalls such as traffic congestion and sewage treatment. It assumes no fundamental institutional changes, that every person has the right to migrate where they choose, and that no major natural catastrophes or war will befall the nation, state or region.

As the region's economy has expanded and diversified, it has become inextricably linked with the state, national and international economies. Changes in these larger economies affect the region's economy independent of local actions or policies. These types of linkages are explicitly represented in Series 7 and are assumed to continue over the forecast period.

The military population (both uniformed personnel and their dependents) is constant over the forecast period. Historically, this population has experienced cyclical

fluctuations. On a year-to-year basis the military population does change, for example, as ships are moved to and from ports. These short-run fluctuations are difficult to anticipate. Over the long-run, however, increases in the military population tend to offset its decreases, which is the principal reason for the assumption of no change over the forecast horizon.

The total fertility rate represents the average number of children a group of women will have in their lifetime. Historically, the total fertility rate in the San Deigo region has followed national trends. The total fertility rate in the region rose during the 1950's and peaked in the early 1960's at around 3.7 children. This rate declined rapidly until 1975 and has increased slightly in recent years. Current estimates place the total fertility rate at around 1.8 children in both the U.S. and the San Diego region. Series 7 assumes that the total fertility rate will rise to 1.96 children between now and 2010. This increase is consistent with that expected in the U.S. according to recent projections by the Census Bureau.

In the past, rapid declines in mortality have been followed by periods of only slight declines. Mortality dropped modestly between 1940 and 1960, but the last few decades have shown sharp declines. These improvements are linked to the early detection and treatment of cancer and cardiovascular disease, and to changes in life style which have reduced heart attack and stroke deaths. Recent U.S. projections showed an increase in life expectancy at birth from 74.8 years in 1982 to 77.6 in 2010. Series 7 assumes a similar increase in life expectancy with the greatest increase in survival probability occurring for persons 65 years and older.

Subregional Forecast

Geographic Reference Systems. SANDAG uses two geographic reference systems, one of which is a multi-level nested system. The census tract is the basis of the nested geographic reference system. There are four levels of geography, and the boundaries of one level do not cross over those of another. It is from the census tract system that the smaller subdivisions and larger aggregations are created. Traffic Analysis Zones (TAZ) are the smallest area of reference. There are 759 TAZ's in San Diego County. Geographic aggregations of census tracts form the larger Subregional Areas (SRA) and Major Statistical Areas (MSA). There are 380 census tracts, 41 SRA's and 7 MSA's covering the San Diego region.

The basis of SANDAG's non-nested, geographic reference system is the gridcell. It is independent of the nested system mentioned above. Gridcells form a matrix of 2000' x 2000' squares each containing approximately 92 acres. There are roughly 16,000 land-based gridcells covering the cordon area. A subregional forecast is needed for other geographic areas (e.g., jurisdictions) in addition to those mentioned above; therefore, data must be prepared by the finest geographic unit which will support these needs -- the gridcell split by jurisdiction, sphere of influence,² TAZ, and City of San Diego and County of San Diego Community

²Sphere of influence data were prepared for eleven jurisdictions: Carlsbad, Chula Vista, El Cajon, Encinitas, Escondido, National City, Oceanside, Poway, San Marcos, Solana Beach, and Vista. In these communities, the LAFCO-recognized planning area exceeds their January 1, 1986 corporate boundary. A forecast for the sphere of influence gives a better assessment of the likely future size of the jurisdiction than would a forecast of growth within its current corporate limits.

Planning Area boundaries. There are approximately 25,000 split gridcells within the cordon area. These comprise the Master Geographic Reference Areas (MGRA).

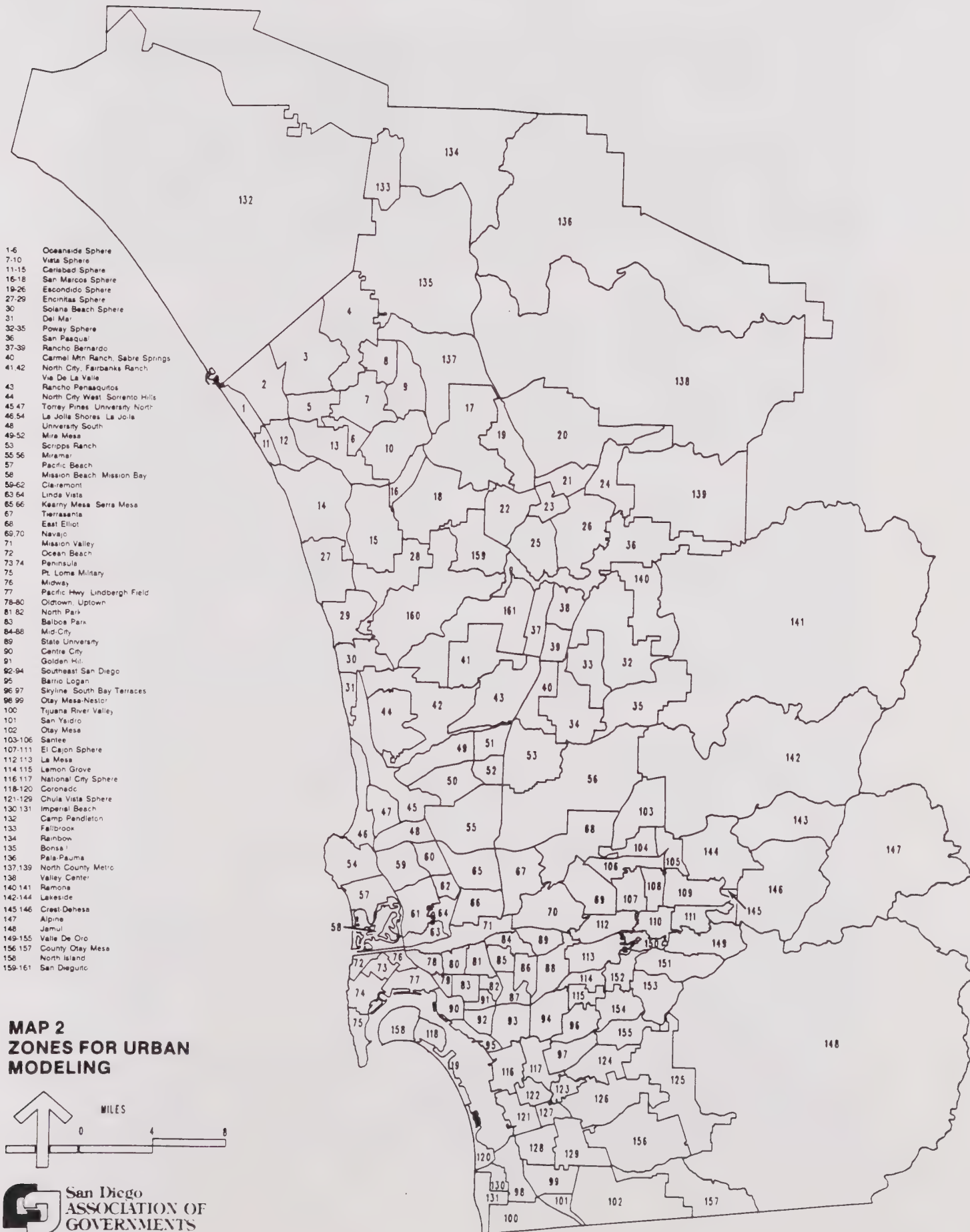
The PLUM zonal system is composed of 161 Zones for Urban Modeling (ZUM's) which are shown in Map 2. ZUM's are groups of census tracts or TAZ's within each jurisdiction's January 1, 1986 corporate boundary or their sphere of influence. For the City of San Diego, the ZUM's conform to Community Planning Area boundaries. Since ZUM's encompass sphere of influence areas, only the portion of the unincorporated area lying outside sphere boundaries, as of September, 1986, is uniquely identified in this geographic scheme.

Basic Employment Allocation Model. The Basic Employment Allocation Model (BEM) is the first model used in the subregional forecasting process. BEM allocates total growth in basic employment to subareas within the region. Basic employment firms sell their products outside the region; therefore, locate their facilities without regard to the local market. Basic employment is divided into two categories, industrial and non-industrial. The industrial component includes employment in transportation, wholesale, and heavy and light manufacturing industries. Employment in these industries is allocated primarily to vacant industrial land. Non-industrial basic employment includes persons employed in agriculture, mining, state government, federal government, hotels, and the military. This segment of basic employment is allocated to specific locations on the basis of historic trends and planned projects or relocations.

BEM first allocates industrial basic employment to the six MSAs within the cordon area. This allocation is based on several factors including historical capture rates, availability of vacant industrial land, and existing unoccupied industrial floor space. Within MSA's, assumptions are made on what proportion of the industrial growth would locate in identified industrial centers and what proportion would locate in other sites. The final basic employment allocation, to the MGRA, is based on known regional plans and policies and on the capacities of land available for industrial use. It is assumed that, within an MSA, vacant land closest to a freeway will develop before other vacant industrial areas.

Different assumptions are made concerning each component of the non-industrial basic employment allocations. Urban encroachment on agricultural lands is an on-going process in San Diego County. Workers displaced by this process are reallocated to the remaining agricultural sites. It is assumed that all future growth in mining occurs at existing sites. Because state and federal governmental activities are now more centralized, unless specifically known to be otherwise, all forecast growth occurs proportionately at existing sites. The future location of hotel employment is based primarily on the known plans for each local jurisdiction and the Port District. Any additional growth is assumed to occur proportionately at the existing and known future hotel areas. Employment at military bases is subject to fluctuations which respond to events and decisions made outside the region. These events are difficult to predict in this modeling context; therefore, military employment is assumed to remain constant and to be located in the same areas as in the base year.

Projective Land Use Model. The second model used to generate the subregional growth forecast is the Projective Land Use Model (PLUM). PLUM is designed to simulate spatial development patterns in the San Diego region. PLUM is an "incremental" model. That is, it deals primarily with the change (increase or



decrease) over the forecast period. Adding this change or increment to the existing base year development results in a target year forecast. Three forecast increments are used in Series 7: 1986-1995, 1995-2000, and 2000-2010.

PLUM allocates regionwide demographic, economic and land use activities to a subregional zonal system (ZUM's) for the time period between a base year and a target year. This zonal allocation is determined primarily by future land use assumptions, zone-to-zone travel times, and proximity to basic employment. Residential growth in a zone is limited by its remaining development capacity. This capacity takes into account the amount of vacant residential land and its density as well as any additional growth potential due to redevelopment processes (e.g., single family to multiple family use).

There are three main allocation stages in PLUM. The allocation process begins by distributing basic workers, derived from BEM, to their place (zone) of residence. Non-employed residents are calculated by applying a zone-specific household population to employed resident ratio to the allocation of employed residents. The demand for local serving employment (goods or services purchased primarily by local households and businesses) is calculated next. The allocation of local serving employment is determined by basic employees at their places of work and by non-employed persons at their places of residence. Finally, total employment (basic + local serving) is allocated to their places of residence. This allocation supplants the preliminary allocation of basic employees made at first, because it includes all workers, not just basic employees. Non-employed residents are re-calculated from the ratio described above. Dwelling units are computed by applying a zone-specific employed residents to households ratio to the final allocation of employed residents.

Land absorption for local serving employment and residential uses are calculated by applying zone and land use specific densities to the allocated activities in a zone. Separate densities are used to determine land consumption for low density single family (more than one acre per dwelling unit), single family, multiple family, and mixed use land designated for residential use. A single density is used to calculate the land needed for future local serving employment. The absorption of industrial land for basic employment is an exogenous input into PLUM.

Sophisticated Allocation Process. The third model used in the subregional allocation process is the Sophisticated Allocation Process (SOAP). SOAP is a micro-allocation model. It distributes PLUM's zonal level forecast of activities to the MGRA's. The allocation of development activities to MGRA's is determined by two primary factors. First, an activity increment can only be allocated to an MGRA which contains vacant, redevelopment or infill land appropriate for that activity. Vacant industrial (basic) land is reserved exclusively for both basic and local serving employment. Low density single family acreage accommodates residential development occurring on parcels of at least one acre. Single and multiple family land allows only residential development at typical urban densities. Mixed use accommodates both local serving employment and multiple family housing, and commercial land allows only local serving employment. Second, in cases where there is more than enough vacant land, the MGRA's which are more accessible to employment opportunities will be developed first. This allocation mechanism generates fringe development instead of leap-frog development within each ZUM.

Subregional Data Base Development and Use

A complex data base is associated with the subregional allocation models. Detailed base year data containing information on population, housing, employment, income, and land use are needed for input to each model. The base year for the Series 7 forecast is 1986. Base year and forecast data sets are developed at the finest level of geographic detail (i.e., the MGRA). MGRA data can aggregate up to the larger standard geographic areas used in the summary reports and review of the forecast. These data can also be aggregated to form water, sewer and school districts, and other user-defined areas.

Land Use. The collecting and checking of the land use input information was accomplished by first dividing the region into some 90 study areas. For the cities other than San Diego, the study areas are contiguous with their sphere of influence boundaries as of September, 1986 (see Map 4). In the City of San Diego, the Community Plan Areas are used. In the unincorporated areas, it is the Community Plan Areas less any acreage contained by a city's sphere. For each study area, at least one local contact person was established. Individual working meetings were held for each study area. To these meetings, a SANDAG staff analyst brought a set of four computer-generated maps for review:

1. General Plan (or Community Plan) - The most recent plan map for each study area was digitized (made computer-readable). Circulation Element streets were separately digitized and then overlayed to the General Plan polygons. The local staffs reviewed this map for completeness and accuracy. They noted any changes or amendments which were not included and checked the Circulation Element alignment. They provided details about any areas for which the Plan had insufficient information, such as the County's Specific Plan Areas. They also indicated any areas which have the potential for redevelopment or infilling (e.g., single family to commercial use, intensification of an existing single family area).
2. Constraints to Development - Culled from a variety of sources, this map depicts the configurations of five common constraints: flood areas, steep slopes, publicly-owned land, airport noise contours, and future freeways. Local staffs removed any areas which, in fact, are not constraints, and added any which were missing. In some cases, new types of constraints were added, such as riparian habitats or transmission line easements.
3. Existing Land Use - This is a map of SANDAG's 1986 Land Use Inventory for the study area. (See SANDAG Info Bulletin #7, Special Issue, 1986, Land Use Patterns in the San Diego Region). The land use polygons were interpreted from aerial photographs flown in January, 1986. It is generalized data, meaning the smallest unique areas are about 2.5 acres. The planners reviewed this map for accuracy, and made any necessary changes or adjustments.
4. Site Specific Projects - On this map, the planners drew the locations of any new residential or non-residential projects of significant size. For each project, they provided name and address, housing unit count and structure type, acreage, square footage (for non-residential), and estimated year of completion. The purpose of this map is to be certain that all known projects which began or completed construction after January 1, 1986 are included in the first increment of the forecast.

Once all the information for a plan area was collected, reviewed and edited, the General Plan, constraints and existing land use polygons were geographically matched to each other. Beginning with the General Plan, areas of existing development were first subtracted out. From the remaining undeveloped acreage, the constrained land was removed, as well as those areas designated by the General Plan as undevelopable. The result is a computer file of vacant land available for private development by General Plan designations.

Seven general land use classifications are used in the subregional models: low density single family, single family, multiple family, mixed use, local serving, basic, and unusable. Each General Plan land use designation was uniquely assigned to one of these categories and the vacant land was partitioned by its intended use. These areas, plus any land identified for redevelopment or infilling, is where future growth will occur. The computerized land use polygons were overlaid with MGRA polygons to obtain Series 7 land use for each MGRA. Table 1 summarizes the 1986 cordon area land use, total and vacant, by PLUM category.

TABLE 1
1986 CORDON AREA LAND USE

| | <u>TOTAL</u> | <u>VACANT</u> |
|-----------------------------|------------------|----------------|
| Low Density Single Family | 441,800 | 329,200 |
| Single Family | 174,600 | 63,400 |
| Multiple Family & Mixed Use | 40,700 | 8,800 |
| Local Serving | 33,500 | 8,000 |
| Basic | 41,600 | 19,600 |
| Undevelopable | <u>499,500</u> | <u>--</u> |
| CORDON AREA | 1,231,700 | 429,000 |

Map 3 depicts the land available in 1986 for urban development by gridcell. This map excludes vacant low density single family acreage. A more complete discussion of these data along with selected tabulations is contained in a SANDAG report entitled, Final Series 7 Regional Growth Forecast Land Use Inputs, October, 1988.

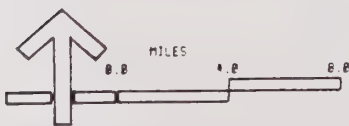
Population and Housing. This data base includes variables such as household population, employed residents, non-working residents, civilian and military group quarters population, occupied housing units by structure type and household income distributions. For Series 7, January 1, 1986 estimates for census tracts within city boundaries were used as a basis for these data (see SANDAG Info Bulletin #3, May-June, 1986, January 1, 1986 Population and Housing Estimates). Occupied housing units, household and group quarters populations were developed as part of the MGRA data base. Employed and non-working resident populations were produced at the ZUM level of geography. Household income distributions were estimated for both TAZ's and ZUM's.

Military housing units, both on-base and off-base, military and civilian group quarters populations, and mobile home parks were allocated to the MGRA's based



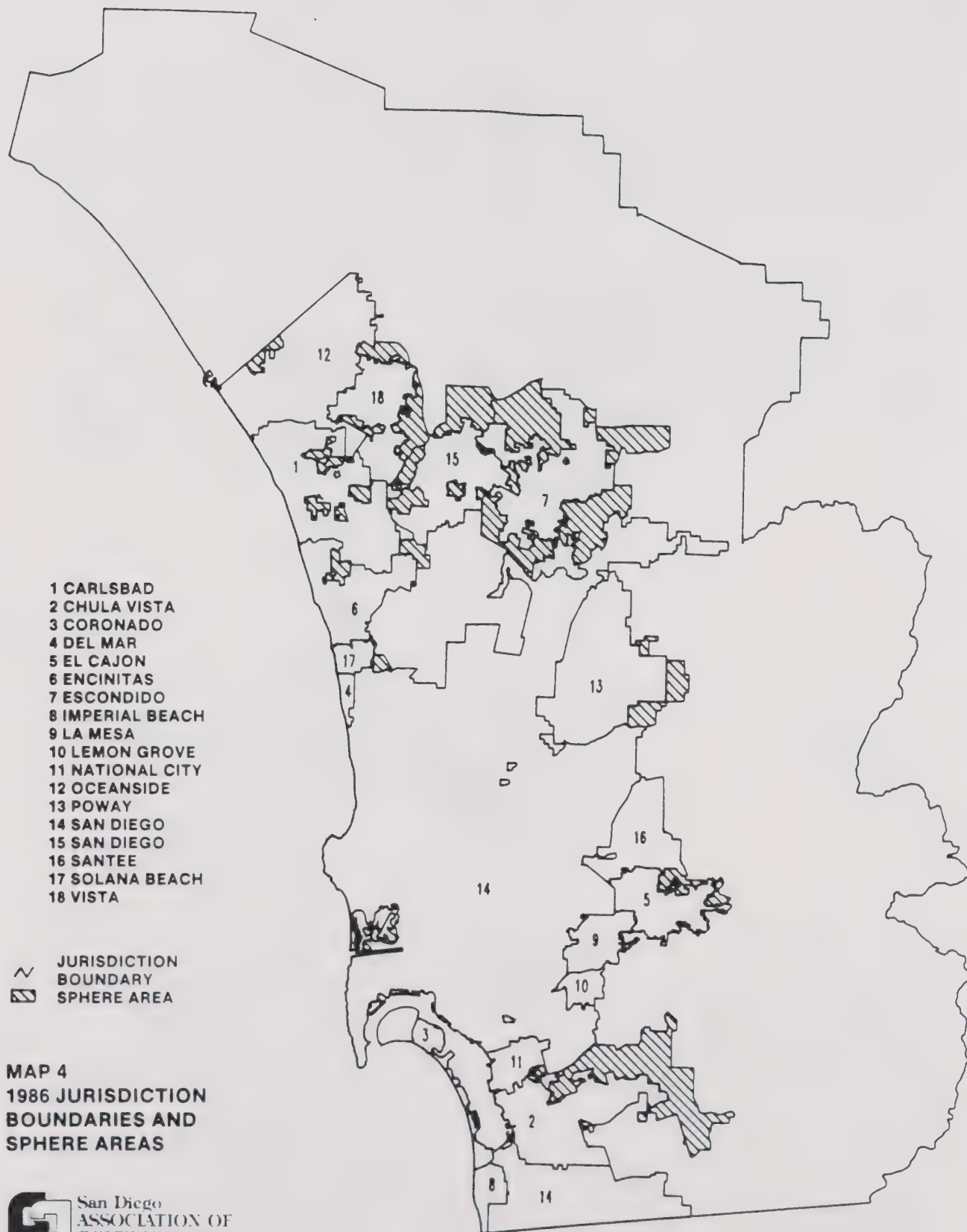
■ RESIDENTIAL
■ NON-RESIDENTIAL

MAP 3
LAND AVAILABLE FOR URBAN
DEVELOPMENT—1986
(25 ACRES OR MORE)



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on the site address of the park, institution or installation. Civilian housing units were distributed to MGRA's using the San Diego Gas and Electric (SDG&E) master meter file. This SDG&E file contains a site address for each residential gas and electric meter, as well as the housing units assigned to each meter. Over 700,000 residential addresses were computer matched to the Census Bureau's GBF/DIME file to obtain geographic (x-y) coordinates. Computer overlay procedures were used to assign the coordinates to the appropriate MGRA. In areas outside the DIME coverage, the assignment was based on existing land uses. Household occupancy and population were determined by applying census tract occupancy rates and average household sizes to the MGRA allocation of total housing units.

Employed residents were calculated by first determining the proportion of residents who work in each ZUM. This proportion is based on 1980 census information. Applying this proportion to the 1986 household population yielded an estimate of employed residents. Non-working residents is the difference between household population and employed residents. Household income distributions were determined by updating 1980 census income data using the methodology described in a SANDAG report entitled, Income Forecasting Model, July 1986. This procedure uses changes in the housing structure type mix, for a particular area, as a surrogate for changes in low, medium and high income households since the last census.

Employment. These data consist of SANDAG's 1985 estimates of average annual employment (see SANDAG Info Bulletin #6 September-October, 1986, 1985 Employment Inventory). Employment is based on the work site and is classified by industry at the 2-digit Standard Industrial Classification (SIC) code level. The models forecast 15 employment groupings based on aggregations of the 2-digit SIC codes (see Table 3).

The employment information is based largely on an employer file purchased from Dun's Marketing Services. This file contains the site address for each firm in the San Diego region, along with its corresponding SIC code and the number of persons currently employed. Over 50,000 sites were computer matched to the Census Bureau's GBF/DIME file to obtain geographic (x-y) coordinates. Computer overlay procedures were used to assign the geographic coordinates to the appropriate MGRA. The MGRA level data was then controlled to average annual employment totals, for the San Diego region, produced by the State Economic Development Department.

Transportation. In addition to the population, land use, and employment data, certain transportation data were assembled. Transportation policy assumptions were developed with the assistance of CALTRANS, along with various transit agencies and advisory committees. Existing road networks, as well as planned freeways, expressways, major arterials and transit routes, were incorporated into subregional connectivity patterns. From this network, ZUM-to-ZUM accessibility patterns, a primary component of PLUM's allocation mechanism, were obtained for transit and auto travel times. The median and standard deviation of the travel time distributions for work-to-home, home-to-shop and work-to-shop trip types and the proportion of workers using public transit, by ZUM, are also part of PLUM's activity allocation algorithm. The travel time distribution probabilities and parameters are based on a 1986 Travel Behavior Survey conducted by SANDAG. A complete discussion of this survey and its results is found in 1986 Travel Behavior Surveys, Volumes I and II. Both volumes were published in August 1987.

The forecasting process requires assumptions about the existing and future locations and capacities of freeways, expressways and major arterials. These inputs help produce transportation forecasts which include vehicle miles traveled, freeway congestion, and home-to-work and other commute times that affect the future location of population and employment activities. The map on page 53 of the 1986 Regional Transportation Plan (RTP) report shows the freeway and expressway system expected to be in operation by 1991, 1995 and 2005. This system was used for Series 7. Table 2 lists the major 1986-2005 state highway projects presented in the RTP.

Transit network and transit travel times were also derived from the 1986 RTP. The map on page 33 of that report shows major light rail and busway improvements planned for 1995 and 2005. For 1995, these include extension of the Light Rail Transit (LRT) from downtown San Diego north to University City, and east from downtown San Diego to Santee, as well as completion of the Old Town to San Diego State University line. By 2005, the LRT is assumed to be complete from downtown San Diego to Oceanside, and from Oceanside to Escondido. A detailed list of bus service improvements can be found in the report entitled, Long Range Transit Element Technical Document, SANDAG, June, 1984.

Densities. PLUM and SOAP calculate the amount of vacant and redevelopment land needed to accommodate the population and employment forecast in a particular area. This is determined by land absorption coefficients expressed as either dwelling units/acre or local serving employees/acre. These coefficients were developed for each ZUM. One density is used for local serving employment. Nine separate densities are used for residential activities, reflecting the different types of vacant and redevelopment land available for development. Residential densities were determined directly from the General and Community Plans, while the local serving density reflected the situation in the base year.

Data Retrieval. The files generated by the SOAP program allow forecast data to be retrieved in several ways, depending on the need at hand. SANDAG has developed standard report programs to display the data either for a single variable or as a complete profile, as in Appendices A, B and C. The information can be retrieved for standard geographic areas such as TAZ's, census tracts or jurisdictions, or for any user-defined geographic area. The latter is accomplished by a program which aggregates MGRA-level data to approximate the non-standard boundary. Forecast data can also be retrieved for any radial distance, driving distance or driving time from a given point, such as a particular land parcel or street intersection.

Subregional Forecast Outputs. There are three outputs produced by PLUM. The first is a printed report showing summary information and user specified tables by ZUM. The second is a forecast file, similar in structure and content to the base year data file. This is used as input for the next sequence of PLUM modeling. The third is the SOAPLINK file. It provides SOAP with the incremental ZUM values required to allocate the various activities to the MGRA level.

The SOAPBASE file is the output file generated by SOAP. It contains forecast information for population, housing, employment, and land use for the target year. It also includes residual amounts of land available for development for future sequences of SOAP modeling. The SOAPBASE contains MGRA level geography. It can be used to produce tables of the forecast data for the various geographies (e.g., city, TAZ). Table 3 shows the principal variables output by the subregional models.

TABLE 2
STATE HIGHWAY PROJECTS, 1986 - 2005

I. 1986 - 1990

| <u>Route</u> | <u>Construction Location/Project</u> | <u>Fiscal Year</u> |
|--------------|---|--------------------|
| I-5 | I-5/SR54 Interchange and SR54 (I-5 to I-805). 6F | FY86 |
| I-5 | S.D. Centre City to Del Mar area. Aux. lanes, widen bridges & ramps. 8 Projects | FY86-90 |
| I-5 | I-805/Sorrento Valley to Del Mar Heights Rd. Major widening - underfunded. | -- |
| I-8 | Old Town area to College Ave. Aux lanes & SR163 Interchange. 4 Projects | FY86,88,89 |
| I-8 | I-8/SR125 Interchange and SR125 (SR94 to Fletcher Pkwy). 3 Projects | FY86,88,89 |
| SR15 | I-805 to I-8 (40th St. Gap Closure). R/W Only - underfunded. Note: Includes \$16.2 M in FY91. | -- |
| I-15 | SR163 to N. Poway Rd. (SR56). HOV Lanes | FY87 |
| I-15 | Mira Mesa Blvd. to Poway Rd. NB Aux. lane. | FY87 |
| SR52 | Convoy St. to Ruffin Rd. 4F. | FY86 |
| SR67 | N. of Poway Rd to Archie Moore Rd. Realign & shoulders. 2 Projects. | FY87 |
| SR76 | I-5 to Frontier Dr. (Oceanside Bypass). 4E - underfunded. | FY90 |
| SR76 | Bonsall bridge. Replace existing bridge. | FY86 |
| SR78 | Escondido to Ramona (portions). Realign road & bridge. 3 Projects | FY87 |
| SR94 | Jamul to Potrero (portions). Realign & widen road. 3 Projects | FY86 & 88 |
| I-805 | I-805/SR94 Revise Interchange & Aux. lane N. of I-8 | FY86 & 88 |

II. 1991 - 1995

| <u>Route</u> | <u>Location/Project</u> | <u>Facility</u> |
|--------------|--|-----------------|
| I-5 | I-805/Sorrento Valley to Del Mar Heights Rd. | 8F:10F & 6 |
| I-8 | Fairmont to College Aves. | Truck Lane |
| SR15/I-15 | I-805 to I-8 (40th St. Gap Closure) | 4C:8F |
| I-15 | Frairs Rd. to SR274 (Murphy Canyon) | 6F:8F |
| SR52 | Santo Rd. to SR125 (Initial 4F Construction) | 6F |
| SR54 | I-805 to SR125 (E) | 8F |
| SR67 | Mapleview St. to SR78 (Portions) | 2C:4C |
| SR76 | I-5 to Frontier Dr. (Added Funds) | 4E |
| SR76 | Frontier Dr. to I-15 (Portions) | 2C:4E & 4C |
| SR78 | I-5 to I-15 | 4F:6F |
| SR125 | SR54 (N) to SR94 - (Sweetwater Rd) | 8F |
| SR125 | Fletcher Pkwy. to SR52 | 6F |

TABLE 2, Continued

III. 1996 - 2005

| <u>Route</u> | <u>Location/Project</u> | <u>Facility</u> |
|--------------|---|-----------------|
| I-5 | Del Mar Heights Rd. to Manchester Ave. | 8F:10F |
| I-5 | I-5/SR78 Direct Connector Ramps | Interchange |
| I-8 | SR67 to Greenfield Drive | 4/6F:6/8F |
| SR15/I-15 | I-5 to I-805 & SR94 Interchange (Partial) | 4F:8F |
| I-15 | SR56 to Highland Valley Rd. | 2-HOV |
| I-15 | Lake Hodges Bridge Widen & Ramps | Bridge |
| SR52 | I-805 to Santo Rd. | 4F:6F |
| SR52 | SR125 to SR67 | 4F |
| SR54 | SR125 to Hillsdale Rd. | 4E & 6C |
| SR54 | El Cajon S. City Limits to I-8 | 4E |
| SR56 | I-5 to I-15 | 6F & 4F |
| SR56 | I-15 to SR67 | 4C & 6C |
| SR67 | Mapleview St. to SR78 (Ramona). Additional Funds. | 2C:4C |
| SR76 | Frontier Dr. to I-15 | 4E & 4C |
| SR78 | Reserve for Future Corridor Improvements | Reserve |
| SR78 | Oak Hill Dr. to Wild Animal Park | 2C:4C |
| SR94 | I-5 to I-805 | 8F:10F |
| SR94 | Avocado Blvd. to Lyons Valley Rd. | 4F & 4C |
| SR117/I-905 | I-805 to SR125 | 4F |
| SR125 | Border Crossing to SR54 (S) | 4F |
| SR125 | SR94 to I-8 | 6F:8F |
| SR125 | SR52 to SR56 | 6E & 6C |
| SR163 | At Clairemont Mesa Blvd. & Interchange | 6F:8F |

Notes: F (Freeway), E (Expressway), C (Conventional Highway)
 4F:6F means upgrade from existing 4-lane freeway to a 6-lane freeway
 IR designates Interstate Rehabilitation fund eligible projects.
 HOV designates exclusive High Occupancy Vehicle bus and carpool lanes.
 SR15/I-15 and SR117/I-905 are nonchargeable Interstate routes.

TABLE 3
SUBREGIONAL FORECAST
MODEL OUTPUTS

Population

Total Population
Household
Group Quarters
Civilian
Military

Occupied Housing Units

Total Occupied Units
Single Family
Multiple Family
Mobile Homes
Persons per Household

Employment

Total Employment
Civilian
Basic
Agriculture (SIC 1-9)
Mining (SIC 10-14)
Manufacturing (SIC 20-39)
Transportation (SIC 40, 42, 44-47)
Wholesale (SIC 50, 51)
State and Federal Government
(SIC 90, 91, 92)
Hotel (SIC 70)
Basic Military¹
Local Serving
Retail Trade (SIC 52-59)
Retail Services (SIC 72, 74-88)
Business Services (SIC 73, 89)
Construction (SIC 15-17)
Finance, Insurance, & Real Estate
(SIC 60-67)
Local Government (SIC 93, 94)
Local Serving Transportation
(SIC 41, 48-49)
Uniformed Military²

Land Use

Total Acres
Developed
Single Family
Multiple Family
Mobile Homes
Basic
Local Serving
1986 Freeway
Vacant Developable
Low Density Single Family
Single Family
Multiple Family
Mixed Use
Local Serving
Industrial
Unusable
Redevelopment/Infill Acres
Single Family to Multiple Family
Single Family to Mixed Use
Single Family to Local Serving
Multiple Family to Mixed Use
Multiple Family to Local Serving
Single Family Intensification
Multiple Family Intensification

1. All military persons at their place of work, excluding persons living on-base in barracks or aboard ships. Civilian persons working on military bases are included in the State and Federal Government category.
2. Basic military + military group quarters.

Review, Acceptance and Monitoring of the Forecast

Review and Acceptance. The forecasting process involves two cycles: generation of a preliminary and final forecast. The preliminary forecast was distributed to the 19 local jurisdictions in November, 1987. Local jurisdiction planning staffs reviewed the preliminary forecast for their area and returned any comments, corrections, or questions to SANDAG. In the City and County of San Diego, the planners were provided with a Local Review Packet containing a brief overview of the forecast process, definitions of forecast terminology and detailed forecast profiles by Community Plan Area. The other jurisdictions received similar packets, with profiles for their city and, where applicable, sphere of influence area. In many jurisdictions, the forecast was reviewed by the planners as well as by other departments such as Public Works and the City Manager's office. The County also solicited comments from Citizen Community Planning Groups.

Local review of the preliminary results is essential to the forecast process. As with any computer modeling procedure, the quality of the output depends largely on the completeness and accuracy of the inputs. The local review was thorough and identified several potential problems or omissions in the inputs that were reflected in the revised forecast. The direct involvement of local jurisdiction staff in preparing the inputs and reviewing the outputs results in the most accurate replication of each jurisdiction's current plans and policies. From this, the potential for growth to the year 2010 is more accurately determined.

As noted earlier, the SANDAG Board recommended in July, 1988, that local governing bodies accept the Final Series 7 Forecast for use in planning. Since then, all 18 city councils and the County Board of Supervisors have acted to formally accept the Forecast (see Appendix D). On October 27, 1989, the SANDAG Board accepted Series 7 as an element of the Regional Comprehensive Plan. Local jurisdiction acceptance enables the region to present a coordinated effort in meeting state and federal requirements in air and water quality facility planning. It also represents a local consensus to use a single forecast for all local and regional planning activities.

Monitoring. Past resolutions specified that the forecast be updated within two years from the date of adoption. The Series 7 resolution contains a more general statement concerning the timing of future forecast updates. It states that the forecast will be updated periodically at the direction of the SANDAG Board. The resolution also charged SANDAG with the responsibility of monitoring the adequacy of the forecast in order to help determine when an update would be required.

The monitoring is based on a quantitative assessment of current trends in population, housing, and employment as they relate to changes anticipated by the forecast. An assessment is also made of any changes in the land use inputs which were provided by the jurisdictions. This analysis evaluates the effect on the forecast of: (1) developments which came on line or were approved that were not included in the forecast; (2) developments contained in the inputs which are not progressing as anticipated; and (3) amendments or updates to the general and/or community plans.

SUMMARY OF THE FORECAST

III. SUMMARY OF THE FORECAST

By Major Statistical Area

The region is divided into 7 Major Statistical Areas, or MSA's, as depicted in Map 1. MSA's are aggregations of census tracts. The cordon area, the western half of the region which accounts for 99 percent of the region's activity, includes six of the MSA's. Tables 4, 5 and 6 provide population, housing and employment information from the Forecast by MSA. Complete forecast profiles for the six MSA's in the cordon area are found in Appendix A. The following summarizes some key trends.

Population. The region is forecast to gain 988,800 persons between 1986 and 2010, bringing the total population to 3,154,500. The average annual increase over the period will be about 41,000 persons, compared to the 77,000 average for 1985 to 1988. Nearly two-thirds of the growth will occur north of Interstate 8 in three MSA's. The North City MSA will add 245,800 persons, and the North County East and West MSA's will gain a total of 380,500 persons. The South Suburban and East Suburban MSA's will each grow by over 140,000 persons. However, the Central MSA, currently the most populated, will add only about 65,000 persons. By 2010, the majority (51 percent or 1.6 million) of the region's population will reside in the North City and North County MSA's, up from 46 percent of the population in 1986.

Employment. The region is forecast to gain 556,500 jobs by 2010, bringing its total civilian employment to 1,464,100. Sixty percent of the increase will occur north of Interstate 8, with the North City MSA gaining the largest share: 189,000 jobs, or 34 percent. North County East and West will add a combined total of 146,800 jobs. South of Interstate 8, the Central MSA will add the most jobs, 93,700, followed by East Suburban and South Suburban with 65,600 and 59,900, respectively. By 2010, nearly 60 percent of the region's jobs will be concentrated in the North City (499,300) and Central (353,400) MSA's.

Population/Employment Ratio. Over the 24-year forecast period, the region is expected to gain nearly twice as many persons as jobs; a ratio of 1.8 to 1. However, the ratio of population to employment growth in the cordon area MSA's will range considerably. Four of those 6 MSA's will exceed the regional ratio, ranging from 2.3 to 1 in East Suburban to a high of 2.7 to 1 in North County East. The other two fall well below the regional ratio. The North City MSA shows 1.3 new persons for each new job, and the Central MSA, with a ratio of 0.7, was the only MSA to add more jobs than persons between 1986 and 2010.

By 2010, the regional ratio of total population to employment will be 2.2 to 1, down from 2.4 to 1 in 1986. The 2010 ratios in the cordon area MSA's will range from a high of 3.2 to 1 in South Suburban to a low of 1.5 to 1 in North City.

TABLE 4
SERIES 7 REGIONAL GROWTH FORECAST
TOTAL POPULATION

| <u>Major Statistical Area</u> | <u>1986</u> | <u>1995</u> | <u>2000</u> | <u>Change 1986-2010</u> | | <u>Pct.</u> |
|-------------------------------|------------------|------------------|------------------|-------------------------|----------------|-------------|
| | | | | <u>2010</u> | <u>Abs.</u> | |
| Central | 548,721 | 559,763 | 577,118 | 613,910 | 65,189 | 11.9 |
| North City | 509,522 | 643,834 | 697,197 | 755,308 | 245,786 | 48.2 |
| South Suburban | 223,625 | 261,277 | 290,853 | 364,938 | 141,313 | 63.2 |
| East Suburban | 386,304 | 439,740 | 474,001 | 537,910 | 151,606 | 39.2 |
| North County West | 248,377 | 324,262 | 353,830 | 413,471 | 165,094 | 66.5 |
| North County East | 232,958 | 338,317 | 372,422 | 448,314 | 215,356 | 92.4 |
| East County | 16,182 | 17,941 | 18,774 | 20,639 | 4,457 | 27.5 |
| Regional Total | 2,165,689 | 2,585,134 | 2,784,195 | 3,154,490 | 988,801 | 45.7 |

San Diego Association of Governments, July 1988

TABLE 5
SERIES 7 REGIONAL GROWTH FORECAST
OCCUPIED HOUSING UNITS

| <u>Major Statistical Area</u> | <u>1986</u> | <u>1995</u> | <u>2000</u> | <u>Change 1986-2010</u> | | <u>Pct.</u> |
|-------------------------------|----------------|----------------|------------------|-------------------------|----------------|-------------|
| | | | | <u>2010</u> | <u>Abs.</u> | |
| Central | 199,105 | 212,554 | 222,134 | 238,721 | 39,616 | 19.9 |
| North City | 187,300 | 247,460 | 274,002 | 301,133 | 113,833 | 60.8 |
| South Suburban | 73,029 | 88,648 | 100,185 | 127,555 | 54,526 | 74.7 |
| East Suburban | 136,688 | 161,292 | 176,251 | 201,326 | 64,638 | 47.3 |
| North County West | 84,651 | 118,159 | 132,548 | 158,522 | 73,871 | 87.3 |
| North County East | 84,470 | 129,910 | 145,886 | 177,642 | 93,172 | 110.3 |
| East County | 5,839 | 6,741 | 7,173 | 7,874 | 2,035 | 34.9 |
| Regional Total | 771,082 | 964,764 | 1,058,179 | 1,212,773 | 441,691 | 57.3 |

San Diego Association of Governments, July 1988

TABLE 6
SERIES 7 REGIONAL GROWTH FORECAST
CIVILIAN EMPLOYMENT

| <u>Major Statistical Area</u> | <u>1986</u> | <u>1995</u> | <u>2000</u> | <u>Change 1986-2010</u> | | <u>Pct.</u> |
|-------------------------------|----------------|------------------|------------------|-------------------------|----------------|-------------|
| | | | | <u>2010</u> | <u>Abs.</u> | |
| Central | 259,772 | 303,112 | 319,311 | 353,434 | 93,662 | 36.1 |
| North City | 310,262 | 389,030 | 425,923 | 499,251 | 188,989 | 60.9 |
| South Suburban | 53,023 | 71,433 | 82,711 | 112,887 | 59,864 | 112.9 |
| East Suburban | 116,966 | 143,059 | 155,377 | 182,545 | 65,579 | 56.1 |
| North County West | 79,306 | 104,990 | 117,443 | 145,073 | 65,767 | 82.9 |
| North County East | 84,462 | 121,230 | 134,838 | 165,533 | 81,071 | 96.0 |
| East County | 3,825 | 4,500 | 4,757 | 5,371 | 1,546 | 40.4 |
| Regional Total | 907,616 | 1,137,354 | 1,240,360 | 1,464,094 | 556,478 | 61.3 |

San Diego Association of Governments, July 1988

By Jurisdiction

Tables 7, 8 and 9 provide data by jurisdiction and sphere area. These data are based on January 1, 1986 jurisdiction boundaries and sphere of influence boundaries as of September, 1986. Map 4 illustrates the jurisdiction and sphere area boundaries. There are 18 incorporated cities in the region. The remaining unincorporated areas are under the jurisdiction of the County of San Diego. In 1986, 11 jurisdictions had a LAFCO-approved sphere of influence area. These areas are contiguous to the city and are likely to one day be annexed. The sphere area data provided in the following tables gives a more accurate picture of a jurisdiction's future activity. Appendix B provides complete forecast profiles for jurisdictions, and Appendix C details the sphere areas. Key trends are summarized below.

Population. Over the 24-year forecast period, the region is projected to grow by 46 percent, to a total of 3,154,000 people. Six of the 19 jurisdictions will exceed this rate. The City of San Marcos is expected to add 43,100 persons, an increase of more than 206 percent. Carlsbad will grow by 106 percent, to a total of 100,800. Oceanside will add 75,500 people, an increase of 78 percent. In terms of absolute gain, only the City of San Diego and the Unincorporated Area will gain more population than Oceanside, with increases of 346,300 and 278,600, respectively.

At the other end of the spectrum, the population of National City will remain virtually unchanged, and the cities of Del Mar and El Cajon will each grow less than 10 percent.

Employment. Of the 556,500 jobs expected to be added in the region over the 24 years, just over 50 percent, or 282,500 will be within the City of San Diego. The Unincorporated Area will claim another 11 percent, or 62,900 jobs. Of the remaining jurisdictions, only two will capture more than 5 percent of the regional increase: Escondido (5.7 percent, or 31,800) and Oceanside (5.2 percent, or

29,100). In terms of percentage increase, however, the biggest gainers are Poway, Vista, Oceanside, Carlsbad and the San Marcos sphere area. All will increase their employment base by more than 100 percent.

Population/Employment Ratio The region is expected to gain 1.8 new persons for each new job over the forecast period. However, this ratio varies dramatically by jurisdiction. Seven jurisdictions will add less than one person for each new job, including Coronado, Del Mar, El Cajon, La Mesa, National City, Poway and Solana Beach. Conversely, the Unincorporated Area and the City of Encinitas will add more than 4 new residents for each new job. In spite of this, there are only two jurisdictions in which the population/employment ratio changes significantly between 1986 and 2010. Imperial Beach's ratio changes from 8 to 1 in 1986, to 5.1 to 1 in 2010. In Poway, the ratio of persons to each job reduces from 5.4 to 2.5.

By Gridcell

Maps 5 through 13 illustrate population, housing and employment data by gridcell from the Series 7 Forecast. For each category, there are three maps: the 1986 distribution, the 2010 distribution, and the net change over the forecast period.

TABLE 7
SERIES 7 REGIONAL GROWTH FORECAST
TOTAL POPULATION

| <u>Jurisdiction</u> | 1986 | 1995 | 2000 | 2010 | Change 1986-2010 | |
|--------------------------------|------------------|------------------|------------------|------------------|------------------|-------------|
| | | | | | <u>Abs.</u> | <u>Pct.</u> |
| Carlsbad | 48,908 | 77,310 | 84,954 | 100,826 | 51,918 | 106.2 |
| Chula Vista | 116,430 | 132,304 | 140,682 | 158,112 | 41,682 | 35.8 |
| Coronado | 23,785 | 25,475 | 26,313 | 27,480 | 3,695 | 15.5 |
| Del Mar | 5,097 | 5,223 | 5,300 | 5,561 | 464 | 9.1 |
| El Cajon | 81,747 | 85,353 | 86,535 | 88,557 | 6,810 | 8.3 |
| Encinitas | 48,568 | 55,890 | 58,135 | 64,309 | 15,741 | 32.4 |
| Escondido | 79,632 | 105,136 | 112,349 | 123,217 | 43,585 | 54.7 |
| Imperial Beach | 24,926 | 26,241 | 27,183 | 29,484 | 4,558 | 18.3 |
| La Mesa | 51,766 | 53,798 | 55,589 | 58,749 | 6,983 | 13.5 |
| Lemon Grove | 21,786 | 23,661 | 24,761 | 27,583 | 5,797 | 26.6 |
| National City | 55,256 | 55,409 | 55,203 | 55,434 | 178 | 0.3 |
| Oceanside | 96,544 | 130,664 | 143,708 | 172,017 | 75,473 | 78.2 |
| Poway | 37,951 | 44,591 | 46,266 | 48,199 | 10,248 | 27.0 |
| San Diego | 998,595 | 1,138,675 | 1,218,798 | 1,344,880 | 346,285 | 34.7 |
| San Marcos | 20,887 | 40,725 | 46,977 | 63,993 | 43,106 | 206.4 |
| Santee | 49,249 | 57,185 | 63,295 | 70,323 | 21,074 | 42.8 |
| Solana Beach | 14,239 | 15,055 | 15,363 | 16,385 | 2,146 | 15.1 |
| Vista | 46,749 | 67,728 | 71,298 | 77,256 | 30,507 | 65.3 |
| Unincorporated Area | 343,574 | 444,711 | 501,486 | 622,125 | 278,551 | 81.1 |
| Regional Total | 2,165,689 | 2,585,134 | 2,784,195 | 3,154,490 | 988,801 | 45.7 |
| <u>Sphere of Influence</u> | | | | | | |
| Carlsbad | 49,119 | 78,463 | 90,289 | 110,820 | 61,701 | 125.6 |
| Chula Vista | 129,159 | 150,878 | 161,997 | 186,908 | 57,749 | 44.7 |
| El Cajon | 96,117 | 99,592 | 101,153 | 104,355 | 8,238 | 8.6 |
| Encinitas | 48,822 | 56,150 | 58,602 | 65,126 | 16,304 | 33.4 |
| Escondido | 97,926 | 134,235 | 147,564 | 177,244 | 79,318 | 81.0 |
| National City | 57,240 | 57,620 | 57,631 | 58,732 | 1,492 | 2.6 |
| Oceanside | 96,576 | 130,715 | 144,115 | 172,720 | 76,144 | 78.8 |
| Poway | 37,988 | 44,626 | 46,344 | 48,277 | 10,289 | 27.1 |
| San Marcos | 31,387 | 54,078 | 62,494 | 81,511 | 50,124 | 159.7 |
| Solana Beach | 14,928 | 15,718 | 16,017 | 17,177 | 2,249 | 15.1 |
| Vista | 58,003 | 86,085 | 90,060 | 97,606 | 39,603 | 68.3 |
| Total City Spheres | 717,265 | 908,160 | 976,266 | 1,120,476 | 403,211 | 56.2 |

San Diego Association of Governments, July, 1988

TABLE 8

**SERIES 7 REGIONAL GROWTH FORECAST
OCCUPIED HOUSING UNITS**

| <u>Jurisdiction</u> | 1986 | 1995 | 2000 | 2010 | <u>Change 1986-2010</u> | |
|--------------------------------|----------------|----------------|------------------|------------------|-------------------------|-------------|
| | | | | | <u>Abs.</u> | <u>Pct.</u> |
| Carlsbad | 19,415 | 31,800 | 35,576 | 42,613 | 23,198 | 119.5 |
| Chula Vista | 42,203 | 50,251 | 54,027 | 60,950 | 18,747 | 44.4 |
| Coronado | 7,211 | 8,151 | 8,539 | 9,106 | 1,895 | 26.3 |
| Del Mar | 2,317 | 2,380 | 2,429 | 2,559 | 242 | 10.4 |
| El Cajon | 31,449 | 34,087 | 35,037 | 36,005 | 4,556 | 14.5 |
| Encinitas | 17,912 | 21,448 | 22,685 | 25,266 | 7,354 | 41.1 |
| Escondido | 30,834 | 42,265 | 45,891 | 50,755 | 19,921 | 64.6 |
| Imperial Beach | 8,311 | 9,277 | 9,729 | 10,691 | 2,380 | 28.6 |
| La Mesa | 22,472 | 23,484 | 24,462 | 25,914 | 3,442 | 15.3 |
| Lemon Grove | 7,686 | 8,741 | 9,292 | 10,468 | 2,782 | 36.2 |
| National City | 14,485 | 15,341 | 15,532 | 15,833 | 1,348 | 9.3 |
| Oceanside | 35,982 | 50,456 | 56,748 | 68,917 | 32,935 | 91.5 |
| Poway | 11,874 | 14,461 | 15,295 | 16,105 | 4,231 | 35.6 |
| San Diego | 366,865 | 438,040 | 476,981 | 531,404 | 164,539 | 44.9 |
| San Marcos | 7,594 | 15,399 | 18,164 | 25,203 | 17,609 | 231.9 |
| Santee | 16,395 | 19,951 | 22,503 | 25,200 | 8,805 | 53.7 |
| Solana Beach | 5,355 | 5,909 | 6,113 | 6,538 | 1,183 | 22.1 |
| Vista | 17,469 | 26,159 | 27,947 | 30,522 | 13,053 | 74.7 |
| Unincorporated Area | 105,253 | 147,164 | 171,229 | 218,724 | 113,471 | 107.8 |
| Regional Total | 771,082 | 964,764 | 1,058,179 | 1,212,773 | 441,691 | 57.3 |
| <u>Sphere of Influence</u> | | | | | | |
| Carlsbad | 19,461 | 32,267 | 37,899 | 47,089 | 27,628 | 142.0 |
| Chula Vista | 46,068 | 56,088 | 60,956 | 70,787 | 24,719 | 53.7 |
| El Cajon | 36,541 | 39,406 | 40,611 | 42,114 | 5,573 | 15.3 |
| Encinitas | 17,927 | 21,463 | 22,780 | 25,493 | 7,566 | 42.2 |
| Escondido | 36,373 | 52,802 | 59,168 | 72,012 | 35,639 | 98.0 |
| National City | 15,158 | 16,136 | 16,419 | 17,061 | 1,903 | 12.6 |
| Oceanside | 35,994 | 50,474 | 56,911 | 69,203 | 33,209 | 92.3 |
| Poway | 11,885 | 14,472 | 15,320 | 16,130 | 4,245 | 35.7 |
| San Marcos | 11,962 | 21,294 | 25,152 | 33,037 | 21,075 | 176.2 |
| Solana Beach | 5,585 | 6,139 | 6,343 | 6,825 | 1,240 | 22.2 |
| Vista | 21,220 | 32,949 | 35,027 | 38,370 | 17,150 | 80.8 |
| Total City Spheres | 258,174 | 343,490 | 376,586 | 438,121 | 179,947 | 69.7 |

San Diego Association of Governments, July, 1988

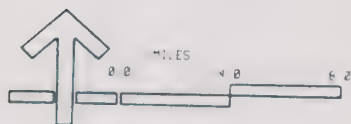
TABLE 9
SERIES 7 REGIONAL GROWTH FORECAST
CIVILIAN EMPLOYMENT

| <u>Jurisdiction</u> | 1986 | 1995 | 2000 | 2010 | Change 1986-2010 | |
|--------------------------------|----------------|------------------|------------------|------------------|------------------|-------------|
| | | | | | Abs. | Pct. |
| Carlsbad | 23,260 | 32,462 | 37,231 | 47,778 | 24,518 | 105.4 |
| Chula Vista | 38,246 | 45,677 | 49,331 | 58,773 | 20,527 | 53.7 |
| Coronado | 12,213 | 14,051 | 14,831 | 16,374 | 4,161 | 34.1 |
| Del Mar | 3,878 | 4,583 | 4,835 | 5,313 | 1,435 | 37.0 |
| El Cajon | 42,760 | 49,797 | 52,247 | 57,898 | 15,138 | 35.4 |
| Encinitas | 14,704 | 16,499 | 17,357 | 18,589 | 3,885 | 26.4 |
| Escondido | 35,730 | 51,762 | 56,812 | 67,519 | 31,789 | 89.0 |
| Imperial Beach | 3,132 | 3,807 | 4,307 | 5,746 | 2,614 | 83.5 |
| La Mesa | 24,683 | 28,046 | 29,488 | 32,075 | 7,392 | 29.9 |
| Lemon Grove | 8,333 | 9,463 | 10,158 | 11,622 | 3,289 | 39.5 |
| National City | 19,445 | 22,741 | 24,019 | 27,218 | 7,773 | 40.0 |
| Oceanside | 24,473 | 35,342 | 40,690 | 53,546 | 29,073 | 118.8 |
| Poway | 7,028 | 12,767 | 15,187 | 19,712 | 12,684 | 180.5 |
| San Diego | 536,647 | 654,881 | 707,704 | 819,134 | 282,487 | 52.6 |
| San Marcos | 15,741 | 21,885 | 24,189 | 29,860 | 14,119 | 89.7 |
| Santee | 10,966 | 15,137 | 16,996 | 21,773 | 10,807 | 98.6 |
| Solana Beach | 7,380 | 8,738 | 9,080 | 9,883 | 2,503 | 33.9 |
| Vista | 13,394 | 20,534 | 24,239 | 32,812 | 19,418 | 145.0 |
| Unincorporated Area | 65,603 | 89,183 | 101,659 | 128,469 | 62,866 | 95.8 |
| Regional Total | 907,616 | 1,137,354 | 1,240,360 | 1,464,094 | 556,478 | 61.3 |
| <u>Sphere of Influence</u> | | | | | | |
| Carlsbad | 23,481 | 33,457 | 38,511 | 49,393 | 25,912 | 110.4 |
| Chula Vista | 39,371 | 47,040 | 50,796 | 60,552 | 21,181 | 53.8 |
| El Cajon | 45,959 | 53,323 | 56,006 | 62,117 | 16,158 | 35.2 |
| Encinitas | 15,436 | 17,232 | 18,096 | 19,337 | 3,901 | 25.3 |
| Escondido | 37,896 | 54,187 | 59,478 | 70,746 | 32,850 | 86.7 |
| National City | 19,646 | 22,961 | 24,247 | 27,509 | 7,863 | 40.0 |
| Oceanside | 24,478 | 35,394 | 40,743 | 54,456 | 29,978 | 122.5 |
| Poway | 7,028 | 12,767 | 15,187 | 19,712 | 12,684 | 180.5 |
| San Marcos | 17,052 | 25,240 | 28,859 | 35,332 | 18,280 | 107.2 |
| Solana Beach | 7,447 | 8,809 | 9,153 | 9,962 | 2,515 | 33.8 |
| Vista | 15,987 | 23,892 | 27,736 | 36,664 | 20,677 | 129.3 |
| Total City Spheres | 253,781 | 334,302 | 368,812 | 445,780 | 191,999 | 75.7 |

San Diego Association of Governments, July, 1988

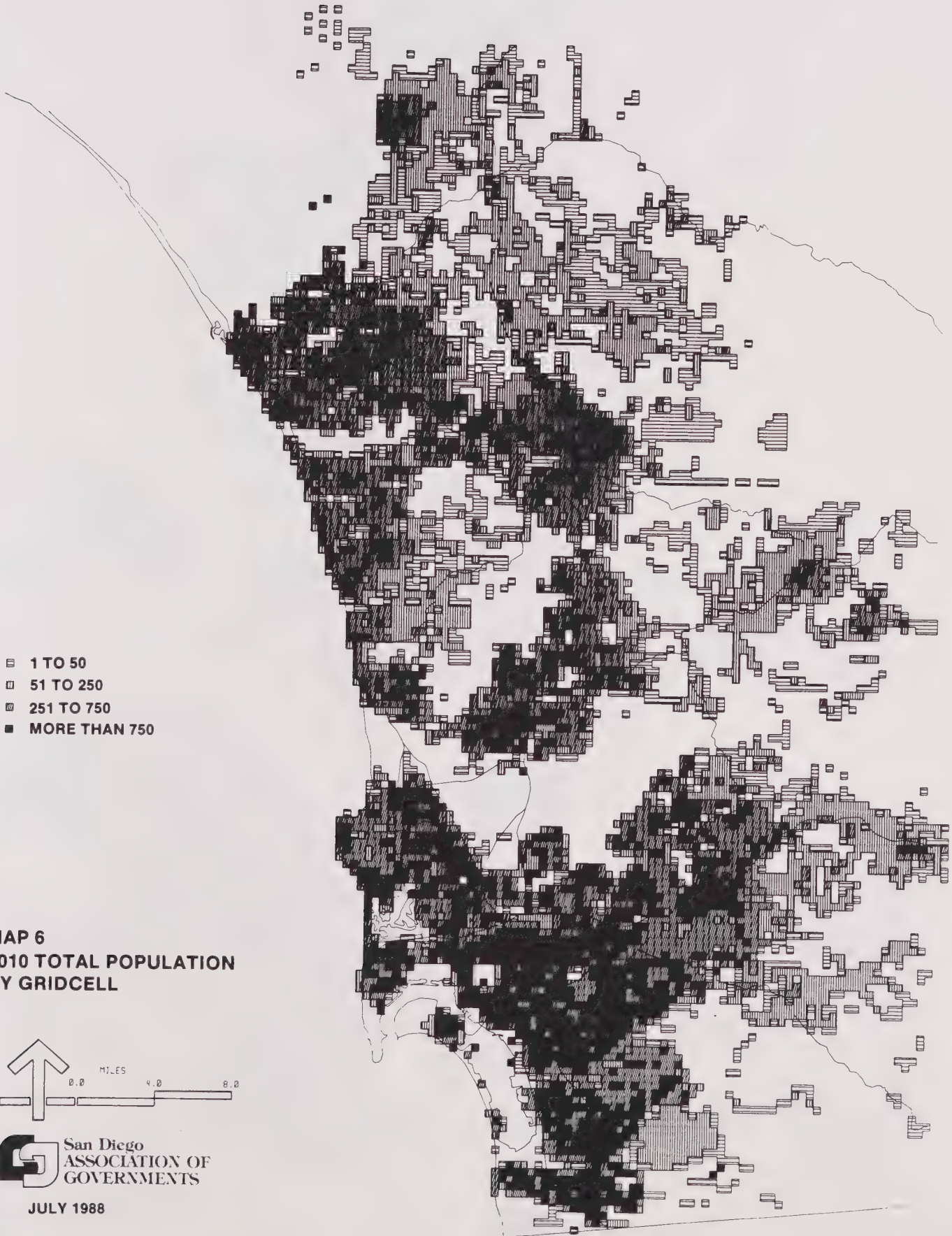
- ▣ 1 TO 50 PERSONS
- ▣ 51 TO 250
- ▣ 251 TO 750
- MORE THAN 750

MAP 5
1986 TOTAL POPULATION
BY GRIDCELL



 **San Diego**
ASSOCIATION OF
GOVERNMENTS

JULY 1988



- 1 TO 50
- 51 TO 250
- 251 TO 750
- MORE THAN 750

MAP 6
2010 TOTAL POPULATION
BY GRIDCELL

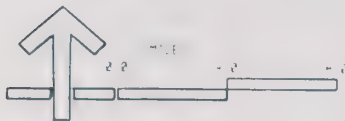


 **San Diego**
ASSOCIATION OF
GOVERNMENTS

JULY 1988

- ▣ SOME DECREASE
- NO SIGNIFICANT CHANGE
- ▤ INCREASE OF 50 TO 250
- MORE THAN 250

MAP 7
CHANGE IN POPULATION
BY GRIDCELL
1986-2010



JULY 1988



- ▤ 1 to 50 UNITS
- ▥ 51 TO 100
- ▧ 101 TO 250
- MORE THAN 250

MAP 8
OCCUPIED HOUSING UNITS
BY GRIDCELL
1986



 **San Diego**
ASSOCIATION OF
GOVERNMENTS

JULY 1988

- 1 TO 50 UNITS
- ▤ 51 TO 100
- ▥ 101 TO 250
- MORE THAN 250

**MAP 9
OCCUPIED HOUSING UNITS
BY GRIDCELL
2010**

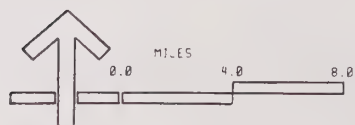


 **San Diego
ASSOCIATION OF
GOVERNMENTS**

JULY 1988

- NO SIGNIFICANT CHANGE
- ▨ INCREASE OF 20 TO 200
- MORE THAN 200

MAP 10
CHANGE IN HOUSING UNITS
BY GRIDCELL
1986-2010



JULY 1988



- ▤ 1 TO 100 EMPLOYEES
- ▥ 101 TO 250
- ▧ 251 TO 500
- MORE THAN 500

MAP 11
1986 CIVILIAN EMPLOYMENT
BY GRIDCELL



 **San Diego**
ASSOCIATION OF
GOVERNMENTS

JULY 1988





APPENDICES

APPENDIX A
FORECAST PROFILES BY MAJOR
STATISTICAL AREA (MSA)
(See Map 1 for MSA Boundaries)

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0

T A B L E A 1

| MSA | O C E A N | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|-----------|---------|---------|---------|----------------|----------------|----------------|----------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 548721. | 559763. | 577118. | 613910. | 65189. | 11.9 | 2716. | 0.5 |
| HOUSEHOLD POPULATION | 487495. | 498068. | 514427. | 549186. | 61691. | 12.7 | 2570. | 0.5 |
| GROUP QUARTERS POPULATION | 61226. | 61695. | 62691. | 64724. | 3498. | 5.7 | 146. | 0.2 |
| OCCUPIED HOUSING UNITS | 199105. | 212554. | 222134. | 238721. | 39616. | 19.9 | 1651. | 0.8 |
| SINGLE FAMILY | 106104. | 110103. | 111914. | 114151. | 8047. | 7.6 | 335. | 0.3 |
| MULTIPLE FAMILY | 91661. | 101101. | 108839. | 123148. | 31487. | 34.4 | 1312. | 1.2 |
| MOBILE HOMES | 1340. | 1350. | 1381. | 1422. | 82. | 6.1 | 3. | 0.2 |
| HOUSEHOLD SIZE | 2.45 | 2.34 | 2.32 | 2.30 | | | | |
| TOTAL EMPLOYMENT | 351197. | 394537. | 410736. | 444859. | 93662. | 26.7 | 3903. | 1.0 |
| CIVILIAN EMPLOYMENT | 259772. | 303112. | 319311. | 353434. | 93662. | 36.1 | 3903. | 1.3 |
| BASIC | 86177. | 96699. | 101338. | 109929. | 23752. | 27.6 | 990. | 1.0 |
| Agriculture & Mining | 2508. | 2518. | 2521. | 2526. | 18. | 0.7 | 1. | 0.0 |
| Manufacturing | 28385. | 30831. | 31993. | 33570. | 5185. | 18.3 | 216. | 0.7 |
| Wholesale | 9052. | 10198. | 10680. | 11392. | 2340. | 25.9 | 98. | 1.0 |
| Transportation | 6633. | 7569. | 7896. | 8450. | 1817. | 27.4 | 76. | 1.0 |
| Hotels/motels | 5068. | 7889. | 8594. | 10206. | 5138. | 101.4 | 214. | 3.0 |
| State/federal govt | 34531. | 37694. | 39654. | 43785. | 9254. | 26.8 | 386. | 1.0 |
| LOCAL SERVING | 173595. | 206413. | 217973. | 243505. | 69910. | 40.3 | 2913. | 1.4 |
| Retail trade | 44510. | 50082. | 52823. | 59341. | 14831. | 33.3 | 618. | 1.2 |
| Retail service | 48562. | 53079. | 55412. | 60873. | 12311. | 25.4 | 513. | 0.9 |
| Business service | 21066. | 29687. | 32004. | 36257. | 15191. | 72.1 | 633. | 2.3 |
| F. I. R. E. | 19840. | 25263. | 26446. | 29094. | 9254. | 46.6 | 386. | 1.6 |
| Local government | 22090. | 29122. | 30570. | 34297. | 12207. | 55.3 | 509. | 1.8 |
| Other local serving | 17527. | 19180. | 20718. | 23643. | 6116. | 34.9 | 255. | 1.3 |
| UNIFORMED MILITARY | 91425. | 91425. | 91425. | 91425. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 51483. | 51483. | 51483. | 51483. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 34809. | 36016. | 36548. | 37157. | 2348. | 6.7 | 98. | 0.3 |
| Residential | 23380. | 24173. | 24575. | 24965. | 1585. | 6.8 | 66. | 0.3 |
| Non-residential | 9756. | 10170. | 10300. | 10519. | 763. | 7.8 | 32. | 0.3 |
| 1986 Freeway | 1673. | 1673. | 1673. | 1673. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 16674. | 15467. | 14935. | 14326. | -2348. | -14.1 | -98. | -0.6 |
| DEVELOPABLE ACREAGE | 2938. | 1806. | 1274. | 665. | -2273. | -77.4 | -95. | -6.0 |
| Low density single family | 9. | 3. | 1. | 0. | -9. | -100.0 | 0. | -100.0 |
| Single family | 1757. | 1167. | 857. | 429. | -1328. | -75.6 | -55. | -5.7 |
| Multiple family | 420. | 262. | 144. | 58. | -362. | -86.2 | -15. | -7.9 |
| Mixed use | 43. | 19. | 11. | 5. | -38. | -88.4 | -2. | -8.6 |
| Commercial | 472. | 241. | 186. | 139. | -333. | -70.6 | -14. | -5.0 |
| Industrial | 237. | 114. | 75. | 34. | -203. | -85.7 | -8. | -7.8 |
| UNUSABLE ACREAGE | 13736. | 13661. | 13661. | 13661. | -75. | -0.5 | -3. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 26.6 | 29.8 | 31.0 | 33.6 | | | | |
| GROSS RESIDENTIAL DENSITY | 8.5 | 8.8 | 9.0 | 9.6 | | | | |

Source: San Diego Association of Governments, July 1988

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0

T A B L E A 2

MSA

: 1 NORTH CITY

| | 1986 | 1995 | 2000 | 2010 | 1986 - 2010 NUMERIC CHANGE | 1986 - 2010 PERCENT CHANGE | AVERAGE NUMERIC CHANGE | ANNUAL PERCENT CHANGE |
|---------------------------|---------|---------|---------|---------|----------------------------------|----------------------------------|------------------------------|-----------------------------|
| TOTAL POPULATION | 509322. | 643834. | 697197. | 755308. | 245786. | 48.2 | 10241. | 1.7 |
| HOUSEHOLD POPULATION | 498281. | 632114. | 684747. | 741383. | 243102. | 48.8 | 10129. | 1.7 |
| GROUP QUARTERS POPULATION | 11241. | 11720. | 12450. | 13925. | 2684. | 23.9 | 112. | 0.9 |
| OCCUPIED HOUSING UNITS | 187300. | 247460. | 274002. | 301133. | 113833. | 60.8 | 4743. | 2.0 |
| SINGLE FAMILY | 118879. | 146273. | 156159. | 164457. | 45578. | 38.3 | 1899. | 1.4 |
| MULTIPLE FAMILY | 65841. | 98313. | 114876. | 133590. | 67749. | 102.9 | 2823. | 3.0 |
| MOBILE HOMES | 2580. | 2874. | 2967. | 3086. | 506. | 19.6 | 21. | 0.7 |
| HOUSEHOLD SIZE | 2.66 | 2.55 | 2.50 | 2.46 | | | | |
| TOTAL EMPLOYMENT | 316656. | 395424. | 432317. | 505645. | 188989. | 59.7 | 7875. | 2.0 |
| CIVILIAN EMPLOYMENT | 310262. | 389030. | 425923. | 499251. | 188989. | 60.9 | 7875. | 2.0 |
| BASIC | 109827. | 134255. | 145032. | 167762. | 57935. | 52.8 | 2414. | 1.8 |
| Agriculture & Mining | 4232. | 4214. | 4237. | 4275. | 43. | 1.0 | 2. | 0.0 |
| Manufacturing | 58356. | 73837. | 80167. | 92805. | 34449. | 59.0 | 1435. | 2.0 |
| Wholesale | 14767. | 18638. | 20066. | 23371. | 8604. | 58.3 | 359. | 1.9 |
| Transportation | 3532. | 5304. | 6244. | 8548. | 5016. | 142.0 | 209. | 3.8 |
| Hotels/motels | 8125. | 9537. | 10416. | 12366. | 4241. | 52.2 | 177. | 1.8 |
| State/federal govt | 20815. | 22725. | 23902. | 26397. | 5582. | 26.8 | 233. | 1.0 |
| LOCAL SERVING | 200435. | 254775. | 280891. | 331489. | 131054. | 65.4 | 5461. | 2.1 |
| Retail trade | 50953. | 65304. | 73317. | 87719. | 36766. | 72.2 | 1532. | 2.3 |
| Retail service | 44789. | 58707. | 65522. | 77577. | 32788. | 73.2 | 1366. | 2.3 |
| Business service | 40332. | 52532. | 57548. | 70138. | 29806. | 73.9 | 1242. | 2.3 |
| F. I. R. E. | 25069. | 32295. | 35033. | 40346. | 15277. | 60.9 | 637. | 2.0 |
| Local government | 16270. | 21409. | 22946. | 25593. | 9323. | 57.3 | 388. | 1.9 |
| Other local serving | 23022. | 24528. | 26525. | 30116. | 7094. | 30.8 | 296. | 1.1 |
| UNIFORMED MILITARY | 6394. | 6394. | 6394. | 6394. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 182985. | 182985. | 182985. | 182985. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 59864. | 71555. | 76423. | 80748. | 20884. | 34.9 | 870. | 1.3 |
| Residential | 33078. | 42481. | 45855. | 47810. | 14732. | 44.5 | 614. | 1.5 |
| Non-residential | 23836. | 26124. | 27618. | 29988. | 6152. | 25.8 | 256. | 1.0 |
| 1986 Freeway | 2950. | 2950. | 2950. | 2950. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 123121. | 111430. | 106562. | 102236. | -20885. | -17.0 | -870. | -0.8 |
| DEVELOPABLE ACREAGE | 35292. | 25037. | 20214. | 15888. | -19404. | -55.0 | -809. | -3.3 |
| Low density single family | 13489. | 11851. | 11065. | 10989. | -2500. | -18.5 | -104. | -0.9 |
| Single family | 11229. | 6069. | 4044. | 2629. | -8600. | -76.6 | -358. | -5.9 |
| Multiple family | 2557. | 1377. | 901. | 444. | -2113. | -82.6 | -88. | -7.0 |
| Mixed use | 192. | 144. | 57. | 49. | -143. | -74.5 | -6. | -5.5 |
| Commercial | 2022. | 1050. | 711. | 370. | -1652. | -81.7 | -69. | -6.8 |
| Industrial | 5803. | 4546. | 3436. | 1407. | -4396. | -75.8 | -183. | -5.7 |
| UNUSABLE ACREAGE | 87829. | 86393. | 86348. | 86348. | -1481. | -1.7 | -62. | -0.1 |

GROSS EMPLOYMENT DENSITY

13.0

14.9

15.4

16.6

GROSS RESIDENTIAL DENSITY

5.7

5.8

6.0

6.3

Source: San Diego Association of Governments, July 1988

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E A 3

MSA : 2 SOUTH SUBURBAN

| | 1986 | 1995 | 2000 | 2010 | 1986 - 2010 NUMERIC CHANGE | 1986 - 2010 PERCENT CHANGE | AVERAGE ANNUAL NUMERIC CHANGE | AVERAGE ANNUAL PERCENT CHANGE |
|---------------------------|---------|---------|---------|---------|-------------------------------|-------------------------------|----------------------------------|----------------------------------|
| TOTAL POPULATION | 223625. | 261277. | 290853. | 364938. | 141313. | 63.2 | 5888. | 2.1 |
| HOUSEHOLD POPULATION | 222256. | 255865. | 284796. | 357538. | 135282. | 60.9 | 5637. | 2.0 |
| GROUP QUARTERS POPULATION | 1369. | 5412. | 6057. | 7400. | 6031. | 440.5 | 251. | 7.3 |
| OCCUPIED HOUSING UNITS | 73029. | 88648. | 100185. | 127555. | 54526. | 74.7 | 2272. | 2.4 |
| SINGLE FAMILY | 40810. | 50582. | 58173. | 75161. | 34351. | 84.2 | 1431. | 2.6 |
| MULTIPLE FAMILY | 26850. | 32639. | 36386. | 46513. | 19663. | 73.2 | 819. | 2.3 |
| MOBILE HOMES | 5369. | 5427. | 5626. | 5881. | 512. | 9.5 | 21. | 0.4 |
| HOUSEHOLD SIZE | 3.04 | 2.89 | 2.84 | 2.80 | | | | |
| TOTAL EMPLOYMENT | 53027. | 71437. | 82715. | 112891. | 59864. | 112.9 | 2494. | 3.2 |
| CIVILIAN EMPLOYMENT | 53023. | 71433. | 82711. | 112887. | 59864. | 112.9 | 2494. | 3.2 |
| BASIC | 14271. | 20042. | 22536. | 28426. | 14155. | 99.2 | 590. | 2.9 |
| Agriculture & Mining | 890. | 890. | 890. | 890. | 0. | 0.0 | 0. | 0.0 |
| Manufacturing | 8525. | 12496. | 14409. | 18943. | 10418. | 122.2 | 434. | 3.4 |
| Wholesale | 1837. | 2428. | 2694. | 3324. | 1487. | 80.9 | 62. | 2.5 |
| Transportation | 808. | 1146. | 1286. | 1633. | 825. | 102.1 | 34. | 3.0 |
| Hotels/motels | 453. | 453. | 490. | 581. | 128. | 28.3 | 5. | 1.0 |
| State/federal govt | 1758. | 2629. | 2767. | 3055. | 1297. | 73.8 | 54. | 2.3 |
| LOCAL SERVING | 38752. | 51391. | 60175. | 84461. | 45709. | 118.0 | 1905. | 3.3 |
| Retail trade | 13790. | 17670. | 20531. | 29665. | 15875. | 115.1 | 661. | 3.2 |
| Retail service | 9083. | 12613. | 15047. | 22689. | 13606. | 149.8 | 567. | 3.9 |
| Business service | 1731. | 3437. | 4651. | 7410. | 5679. | 328.1 | 237. | 6.2 |
| F. I. R. E. | 2115. | 2939. | 3916. | 6786. | 4671. | 220.9 | 195. | 5.0 |
| Local government | 9290. | 11793. | 12895. | 14397. | 5107. | 55.0 | 213. | 1.8 |
| Other local serving | 2743. | 2939. | 3135. | 3514. | 771. | 28.1 | 32. | 1.0 |
| UNIFORMED MILITARY | 4. | 4. | 4. | 4. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 66202. | 66202. | 66202. | 66202. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 19777. | 23907. | 29881. | 37296. | 17519. | 88.6 | 730. | 2.7 |
| Residential | 11321. | 14421. | 19637. | 25679. | 14358. | 126.8 | 598. | 3.5 |
| Non-residential | 7561. | 8591. | 9349. | 10722. | 3161. | 41.8 | 132. | 1.5 |
| 1986 Freeway | 895. | 895. | 895. | 895. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 46425. | 42295. | 36320. | 28906. | -17519. | -37.7 | -730. | -2.0 |
| DEVELOPABLE ACREAGE | 24618. | 21523. | 15548. | 8134. | -16484. | -67.0 | -687. | -4.5 |
| Low density single family | 9272. | 9049. | 5434. | 1979. | -7293. | -78.7 | -304. | -6.2 |
| Single family | 6600. | 4652. | 3220. | 954. | -5646. | -85.5 | -235. | -7.7 |
| Multiple family | 1021. | 837. | 660. | 340. | -681. | -66.7 | -28. | -4.5 |
| Mixed use | 11. | 6. | 1. | 1. | -10. | -90.9 | 0. | -9.5 |
| Commercial | 1545. | 1231. | 806. | 320. | -1225. | -79.3 | -51. | -6.3 |
| Industrial | 6169. | 5748. | 5427. | 4540. | -1629. | -26.4 | -68. | -1.3 |
| UNUSABLE ACREAGE | 21807. | 20772. | 20772. | 20772. | -1035. | -4.7 | -43. | -0.2 |
| GROSS EMPLOYMENT DENSITY | 7.0 | 8.3 | 8.8 | 10.5 | | | | |
| GROSS RESIDENTIAL DENSITY | 6.5 | 6.1 | 5.1 | 5.0 | | | | |

Source: San Diego Association of Governments, July 1988

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0

TABLE A4

MSA : 3 EAST SUBURBAN

| | 1986 | 1995 | 2000 | 2010 | 1986 - 2010 NUMERIC CHANGE | 1986 - 2010 PERCENT CHANGE | AVERAGE ANNUAL NUMERIC CHANGE | AVERAGE ANNUAL PERCENT CHANGE |
|---------------------------|---------|---------|---------|---------|----------------------------------|----------------------------------|-------------------------------------|-------------------------------------|
| TOTAL POPULATION | 386304. | 439740. | 474001. | 537910. | 151606. | 39.2 | 6317. | 1.4 |
| HOUSEHOLD POPULATION | 380029. | 433258. | 466754. | 529081. | 149052. | 39.2 | 6211. | 1.4 |
| GROUP QUARTERS POPULATION | 6275. | 6482. | 7247. | 8829. | 2554. | 40.7 | 106. | 1.4 |
| OCCUPIED HOUSING UNITS | 136688. | 161292. | 176251. | 201326. | 64638. | 47.3 | 2693. | 1.6 |
| SINGLE FAMILY | 83690. | 100537. | 111824. | 129173. | 45483. | 54.3 | 1895. | 1.8 |
| MULTIPLE FAMILY | 41643. | 48497. | 51718. | 58869. | 17226. | 41.4 | 718. | 1.5 |
| MOBILE HOMES | 11355. | 12258. | 12709. | 13284. | 1929. | 17.0 | 80. | 0.7 |
| HOUSEHOLD SIZE | 2.78 | 2.69 | 2.65 | 2.63 | | | | |
| TOTAL EMPLOYMENT | 116966. | 143059. | 155377. | 182545. | 65579. | 56.1 | 2732. | 1.9 |
| CIVILIAN EMPLOYMENT | 116966. | 143059. | 155377. | 182545. | 65579. | 56.1 | 2732. | 1.9 |
| BASIC | 23033. | 29312. | 31420. | 35596. | 12563. | 54.5 | 523. | 1.8 |
| Agriculture & Mining | 3025. | 3042. | 3047. | 3057. | 32. | 1.1 | 1. | 0.0 |
| Manufacturing | 11668. | 15251. | 16424. | 18628. | 6960. | 59.7 | 290. | 2.0 |
| Wholesale | 4455. | 5780. | 6340. | 7510. | 3055. | 68.6 | 127. | 2.2 |
| Transportation | 1386. | 1980. | 2150. | 2500. | 1114. | 80.4 | 46. | 2.5 |
| Hotels/motels | 749. | 960. | 1040. | 1233. | 484. | 64.6 | 20. | 2.1 |
| State/federal govt | 1750. | 2299. | 2419. | 2668. | 918. | 52.5 | 38. | 1.8 |
| LOCAL SERVING | 93933. | 113747. | 123957. | 146949. | 53016. | 56.4 | 2209. | 1.9 |
| Retail trade | 27663. | 33587. | 36525. | 43920. | 16257. | 58.8 | 677. | 1.9 |
| Retail service | 18845. | 24569. | 27069. | 33260. | 14415. | 76.5 | 601. | 2.4 |
| Business service | 7224. | 9686. | 10775. | 12896. | 5672. | 78.5 | 236. | 2.4 |
| F. I. R. E. | 6108. | 7434. | 8439. | 10784. | 4676. | 76.6 | 195. | 2.4 |
| Local government | 13819. | 17632. | 18512. | 20783. | 6964. | 50.4 | 290. | 1.7 |
| Other local serving | 20274. | 20839. | 22637. | 25306. | 5032. | 24.8 | 210. | 0.9 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 370548. | 370548. | 370548. | 370548. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 49881. | 68593. | 80022. | 103882. | 54001. | 108.3 | 2250. | 3.1 |
| Residential | 33016. | 50234. | 61319. | 84520. | 51504. | 156.0 | 2146. | 4.0 |
| Non-residential | 15415. | 16909. | 17253. | 17912. | 2497. | 16.2 | 104. | 0.6 |
| 1986 Freeway | 1450. | 1450. | 1450. | 1450. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 320667. | 301955. | 290526. | 266666. | -54001. | -16.8 | -2250. | -0.8 |
| DEVELOPABLE ACREAGE | 132855. | 114530. | 103101. | 79241. | -53614. | -40.4 | -2234. | -2.1 |
| Low density single family | 120697. | 106186. | 97235. | 76499. | -44198. | -36.6 | -1842. | -1.9 |
| Single family | 9119. | 6427. | 4468. | 2288. | -6831. | -74.9 | -285. | -5.6 |
| Multiple family | 1024. | 751. | 603. | 304. | -720. | -70.3 | -30. | -4.9 |
| Mixed use | 87. | 51. | 22. | 1. | -86. | -98.9 | -4. | -17.0 |
| Commercial | 896. | 508. | 336. | 61. | -835. | -93.2 | -35. | -10.6 |
| Industrial | 1032. | 607. | 437. | 88. | -944. | -91.5 | -39. | -9.7 |
| UNUSABLE ACREAGE | 187812. | 187425. | 187425. | 187425. | -387. | -0.2 | -16. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 7.6 | 8.5 | 9.0 | 10.2 | | | | |
| GROSS RESIDENTIAL DENSITY | 4.1 | 3.2 | 2.9 | 2.4 | | | | |

Source: San Diego Association of Governments, July 1988

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E A 5

MSA : 4 NORTH COUNTY WEST

| | 1986 | 1995 | 2000 | 2010 | 1986 - 2010 NUMERIC CHANGE | 1986 - 2010 PERCENT CHANGE | AVERAGE ANNUAL NUMERIC CHANGE | AVERAGE ANNUAL PERCENT CHANGE |
|---------------------------|---------|---------|---------|---------|----------------------------------|----------------------------------|-------------------------------------|-------------------------------------|
| TOTAL POPULATION | 248377. | 324262. | 353830. | 413471. | 165094. | 66.5 | 6879. | 2.1 |
| HOUSEHOLD POPULATION | 225153. | 300921. | 330043. | 388766. | 163613. | 72.7 | 6817. | 2.3 |
| GROUP QUARTERS POPULATION | 23224. | 23341. | 23787. | 24705. | 1481. | 6.4 | 62. | 0.3 |
| OCCUPIED HOUSING UNITS | 84651. | 118159. | 132548. | 158522. | 73871. | 87.3 | 3078. | 2.6 |
| SINGLE FAMILY | 53341. | 71382. | 81021. | 96729. | 43388. | 81.3 | 1808. | 2.5 |
| MULTIPLE FAMILY | 27120. | 42552. | 47147. | 57228. | 30108. | 111.0 | 1255. | 3.2 |
| MOBILE HOMES | 4190. | 4225. | 4380. | 4565. | 375. | 8.9 | 16. | 0.4 |
| HOUSEHOLD SIZE | 2.66 | 2.55 | 2.49 | 2.45 | | | | |
| TOTAL EMPLOYMENT | 111980. | 137664. | 150117. | 177747. | 65767. | 58.7 | 2740. | 1.9 |
| CIVILIAN EMPLOYMENT | 79306. | 104990. | 117443. | 145073. | 65767. | 82.9 | 2740. | 2.5 |
| BASIC | 28103. | 34554. | 37814. | 44463. | 16360. | 58.2 | 682. | 1.9 |
| Agriculture & Mining | 6223. | 6289. | 6305. | 6318. | 95. | 1.5 | 4. | 0.1 |
| Manufacturing | 10602. | 14591. | 16309. | 19561. | 8959. | 84.5 | 373. | 2.6 |
| Wholesale | 2774. | 3639. | 4158. | 5217. | 2443. | 88.1 | 102. | 2.7 |
| Transportation | 943. | 1808. | 2314. | 3541. | 2598. | 275.5 | 108. | 5.7 |
| Hotels/motels | 1911. | 2060. | 2242. | 2666. | 755. | 39.5 | 31. | 1.4 |
| State/federal govt | 5650. | 6167. | 6486. | 7160. | 1510. | 26.7 | 63. | 1.0 |
| LOCAL SERVING | 51203. | 70436. | 79629. | 100610. | 49407. | 96.5 | 2059. | 2.9 |
| Retail trade | 17227. | 23838. | 26710. | 33924. | 16697. | 96.9 | 696. | 2.9 |
| Retail service | 9320. | 15560. | 18003. | 24044. | 14724. | 158.0 | 614. | 4.0 |
| Business service | 6180. | 8146. | 9547. | 12497. | 6317. | 102.2 | 263. | 3.0 |
| F. I. R. E. | 4205. | 5768. | 6809. | 9257. | 5052. | 120.1 | 211. | 3.3 |
| Local government | 6930. | 9085. | 9908. | 11035. | 4105. | 59.2 | 171. | 2.0 |
| Other local serving | 7341. | 8039. | 8652. | 9853. | 2512. | 34.2 | 105. | 1.2 |
| UNIFORMED MILITARY | 32674. | 32674. | 32674. | 32674. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 222301. | 222301. | 222301. | 222301. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 32803. | 42889. | 47693. | 54946. | 22143. | 67.5 | 923. | 2.2 |
| Residential | 20075. | 28892. | 32985. | 39036. | 18961. | 94.5 | 790. | 2.8 |
| Non-residential | 11390. | 12659. | 13370. | 14572. | 3182. | 27.9 | 133. | 1.0 |
| 1986 Freeway | 1338. | 1338. | 1338. | 1338. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 189498. | 179412. | 174608. | 167355. | -22143. | -11.7 | -923. | -0.5 |
| DEVELOPABLE ACREAGE | 37485. | 29153. | 24349. | 17096. | -20389. | -54.4 | -850. | -3.2 |
| Low density single family | 16041. | 14486. | 13052. | 11332. | -4709. | -29.4 | -196. | -1.4 |
| Single family | 14377. | 9723. | 7299. | 3555. | -10822. | -75.3 | -451. | -5.7 |
| Multiple family | 1523. | 735. | 645. | 188. | -1335. | -87.7 | -56. | -8.3 |
| Mixed use | 328. | 276. | 131. | 1. | -327. | -99.7 | -14. | -21.4 |
| Commercial | 1529. | 536. | 148. | 26. | -1503. | -98.3 | -63. | -15.6 |
| Industrial | 3687. | 3397. | 3074. | 1994. | -1693. | -45.9 | -71. | -2.5 |
| UNUSABLE ACREAGE | 152013. | 150259. | 150259. | 150259. | -1754. | -1.2 | -73. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 7.0 | 8.3 | 8.8 | 10.0 | | | | |
| GROSS RESIDENTIAL DENSITY | 4.2 | 4.1 | 4.0 | 4.1 | | | | |

Source: San Diego Association of Governments, July 1988

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0

TABLE A6

MSA

: 5 NORTH COUNTY EAST

| | 1986 | 1995 | 2000 | 2010 | 1986 - 2010 NUMERIC CHANGE | 1986 - 2010 PERCENT CHANGE | AVERAGE ANNUAL NUMERIC CHANGE | AVERAGE ANNUAL PERCENT CHANGE |
|---------------------------|---------|---------|---------|---------|----------------------------------|----------------------------------|-------------------------------------|-------------------------------------|
| TOTAL POPULATION | 232958. | 338317. | 372422. | 448314. | 215356. | 92.4 | 8973. | 2.8 |
| HOUSEHOLD POPULATION | 228385. | 333074. | 366554. | 441142. | 212757. | 93.2 | 8865. | 2.8 |
| GROUP QUARTERS POPULATION | 4573. | 5243. | 5868. | 7172. | 2599. | 56.8 | 108. | 1.9 |
| OCCUPIED HOUSING UNITS | 84470. | 129910. | 145886. | 177642. | 93172. | 110.3 | 3882. | 3.1 |
| SINGLE FAMILY | 54035. | 85105. | 96985. | 120432. | 66397. | 122.9 | 2767. | 3.4 |
| MULTIPLE FAMILY | 20724. | 33907. | 37595. | 45390. | 24666. | 119.0 | 1028. | 3.3 |
| MOBILE HOMES | 9711. | 10898. | 11306. | 11820. | 2109. | 21.7 | 88. | 0.8 |
| HOUSEHOLD SIZE | 2.70 | 2.56 | 2.51 | 2.48 | | | | |
| TOTAL EMPLOYMENT | 84502. | 121270. | 134878. | 165573. | 81071. | 95.9 | 3378. | 2.8 |
| CIVILIAN EMPLOYMENT | 84462. | 121230. | 134838. | 165533. | 81071. | 96.0 | 3378. | 2.8 |
| BASIC | 24863. | 32183. | 34466. | 38969. | 14106. | 56.7 | 588. | 1.9 |
| Agriculture & Mining | 8347. | 8362. | 8364. | 8368. | 21. | 0.3 | 1. | 0.0 |
| Manufacturing | 10357. | 15603. | 16989. | 19584. | 9227. | 89.1 | 384. | 2.7 |
| Wholesale | 3545. | 4607. | 5132. | 6216. | 2671. | 75.3 | 111. | 2.4 |
| Transportation | 872. | 1341. | 1574. | 2092. | 1220. | 139.9 | 51. | 3.7 |
| Hotels/motels | 595. | 668. | 723. | 851. | 256. | 43.0 | 11. | 1.5 |
| State/federal govt | 1147. | 1602. | 1684. | 1858. | 711. | 62.0 | 30. | 2.0 |
| LOCAL SERVING | 59599. | 89047. | 100372. | 126564. | 66965. | 112.4 | 2790. | 3.2 |
| Retail trade | 16606. | 29439. | 33196. | 42749. | 26143. | 157.4 | 1089. | 4.0 |
| Retail service | 10470. | 19053. | 22254. | 30248. | 19778. | 188.9 | 824. | 4.5 |
| Business service | 5832. | 8416. | 9772. | 12215. | 6383. | 109.4 | 266. | 3.1 |
| F. I. R. E. | 4561. | 6697. | 7939. | 10864. | 6303. | 138.2 | 263. | 3.7 |
| Local government | 10614. | 13569. | 14419. | 16133. | 5519. | 52.0 | 230. | 1.8 |
| Other local serving | 11516. | 11873. | 12792. | 14355. | 2839. | 24.7 | 118. | 0.9 |
| UNIFORMED MILITARY | 40. | 40. | 40. | 40. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 338400. | 338400. | 338400. | 338400. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 41675. | 69773. | 80957. | 106140. | 64465. | 154.7 | 2686. | 4.0 |
| Residential | 20346. | 46942. | 57581. | 81591. | 61245. | 301.0 | 2552. | 6.0 |
| Non-residential | 19688. | 21190. | 21735. | 22908. | 3220. | 16.4 | 134. | 0.6 |
| 1986 Freeway | 1641. | 1641. | 1641. | 1641. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 296725. | 268627. | 257443. | 232260. | -64465. | -21.7 | -2686. | -1.0 |
| DEVELOPABLE ACREAGE | 195777. | 167898. | 156714. | 131531. | -64246. | -32.8 | -2677. | -1.6 |
| Low density single family | 169695. | 150936. | 143048. | 124168. | -45527. | -26.8 | -1897. | -1.3 |
| Single family | 20333. | 13467. | 10930. | 6183. | -14150. | -69.6 | -590. | -4.8 |
| Multiple family | 1443. | 697. | 566. | 195. | -1248. | -86.5 | -52. | -8.0 |
| Mixed use | 119. | 96. | 13. | 1. | -118. | -99.2 | -5. | -18.1 |
| Commercial | 1507. | 639. | 297. | 5. | -1502. | -99.7 | -63. | -21.2 |
| Industrial | 2680. | 2063. | 1860. | 979. | -1701. | -63.5 | -71. | -4.1 |
| UNUSABLE ACREAGE | 100948. | 100729. | 100729. | 100729. | -219. | -0.2 | -9. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 4.3 | 5.7 | 6.2 | 7.2 | | | | |
| GROSS RESIDENTIAL DENSITY | 4.2 | 2.8 | 2.5 | 2.2 | | | | |

Source: San Diego Association of Governments, July 1988

TABLE A7

CORDON SUMMARY

| | 1986 | 1995 | 2000 | 2010 | 1986 - 2010 NUMERIC CHANGE | 1986 - 2010 PERCENT CHANGE | AVERAGE NUMERIC CHANGE | ANNUAL PERCENT CHANGE |
|---------------------------|----------|----------|----------|----------|----------------------------------|----------------------------------|------------------------------|-----------------------------|
| TOTAL POPULATION | 2149507. | 2567193. | 2765421. | 3133851. | 984344. | 45.8 | 41014. | 1.6 |
| HOUSEHOLD POPULATION | 2041599. | 2453300. | 2647321. | 3007096. | 965497. | 47.3 | 40229. | 1.6 |
| GROUP QUARTERS POPULATION | 107908. | 113893. | 118100. | 126755. | 18847. | 17.5 | 785. | 0.7 |
| OCCUPIED HOUSING UNITS | 765243. | 958023. | 1051006. | 1204899. | 439656. | 57.5 | 18319. | 1.9 |
| SINGLE FAMILY | 456859. | 563982. | 616076. | 700103. | 243244. | 53.2 | 10135. | 1.8 |
| MULTIPLE FAMILY | 273839. | 357009. | 396561. | 464738. | 190899. | 69.7 | 7954. | 2.2 |
| MOBILE HOMES | 34545. | 37032. | 38369. | 40058. | 5513. | 16.0 | 230. | 0.6 |
| HOUSEHOLD SIZE | 2.67 | 2.56 | 2.52 | 2.50 | | | | |
| TOTAL EMPLOYMENT | 1034328. | 1263391. | 1366140. | 1589260. | 554932. | 53.7 | 23122. | 1.8 |
| CIVILIAN EMPLOYMENT | 903791. | 1132854. | 1235603. | 1458723. | 554932. | 61.4 | 23122. | 2.0 |
| BASIC | 286274. | 347045. | 372606. | 425145. | 138871. | 48.5 | 5786. | 1.7 |
| Agriculture & Mining | 25225. | 25315. | 25364. | 25434. | 209. | 0.8 | 9. | 0.0 |
| Manufacturing | 127893. | 162609. | 176291. | 203091. | 75198. | 58.8 | 3133. | 1.9 |
| Wholesale | 36430. | 45290. | 49070. | 57030. | 20600. | 56.5 | 858. | 1.9 |
| Transportation | 14174. | 19148. | 21464. | 26764. | 12590. | 88.8 | 525. | 2.7 |
| Hotels/motels | 16901. | 21567. | 23505. | 27903. | 11002. | 65.1 | 458. | 2.1 |
| State/federal govt | 65651. | 73116. | 76912. | 84923. | 19272. | 29.4 | 803. | 1.1 |
| LOCAL SERVING | 617517. | 785809. | 862997. | 1033578. | 416061. | 67.4 | 17336. | 2.2 |
| Retail trade | 170749. | 219920. | 243102. | 297318. | 126569. | 74.1 | 5274. | 2.3 |
| Retail service | 141069. | 183581. | 203307. | 248691. | 107622. | 76.3 | 4484. | 2.4 |
| Business service | 82365. | 111904. | 124297. | 151413. | 69048. | 83.8 | 2877. | 2.6 |
| F. I. R. E. | 61898. | 80396. | 88582. | 107131. | 45233. | 73.1 | 1885. | 2.3 |
| Local government | 79013. | 102610. | 109250. | 122238. | 43225. | 54.7 | 1801. | 1.8 |
| Other local serving | 82423. | 87398. | 94459. | 106787. | 24364. | 29.6 | 1015. | 1.1 |
| UNIFORMED MILITARY | 130537. | 130537. | 130537. | 130537. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 1231919. | 1231919. | 1231919. | 1231919. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 238809. | 312734. | 351524. | 420171. | 181362. | 75.9 | 7557. | 2.4 |
| Residential | 141216. | 207143. | 241952. | 303602. | 162386. | 115.0 | 6766. | 3.2 |
| Non-residential | 87646. | 95644. | 99625. | 106622. | 18976. | 21.7 | 791. | 0.8 |
| 1986 Freeway | 9947. | 9947. | 9947. | 9947. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 993110. | 919185. | 880395. | 811748. | -181362. | -18.3 | -7557. | -0.8 |
| DEVELOPABLE ACREAGE | 428964. | 359947. | 321202. | 252555. | -176409. | -41.1 | -7350. | -2.2 |
| Low density single family | 329203. | 292512. | 269836. | 224967. | -104236. | -31.7 | -4343. | -1.6 |
| Single family | 63415. | 41505. | 30819. | 16039. | -47376. | -74.7 | -1974. | -5.6 |
| Multiple family | 7989. | 4660. | 3520. | 1529. | -6460. | -80.9 | -269. | -6.7 |
| Mixed use | 779. | 591. | 234. | 58. | -721. | -92.6 | -30. | -10.3 |
| Commercial | 7971. | 4205. | 2485. | 920. | -7051. | -88.5 | -294. | -8.6 |
| Industrial | 19607. | 16474. | 14308. | 9042. | -10565. | -53.9 | -440. | -3.2 |
| UNUSABLE ACREAGE | 564146. | 559238. | 559193. | 559193. | -4953. | -0.9 | -206. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 10.3 | 11.8 | 12.4 | 13.7 | | | | |
| GROSS RESIDENTIAL DENSITY | 5.4 | 4.6 | 4.3 | 4.0 | | | | |

Source: San Diego Association of Governments, July 1988

APPENDIX B
FORECAST PROFILES BY
JURISDICTION
(See Map 4 for City Boundaries)

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E B I

| CITY | CARLSBAD | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|----------|--------|--------|---------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 48908. | 77310. | 84954. | 100826. | 51918. | 106.2 | 2163. | 3.1 |
| HOUSEHOLD POPULATION | 47978. | 76349. | 83873. | 99510. | 51532. | 107.4 | 2147. | 3.1 |
| GROUP QUARTERS POPULATION | 930. | 961. | 1081. | 1316. | 386. | 41.5 | 16. | 1.5 |
| OCCUPIED HOUSING UNITS | 19415. | 31800. | 35576. | 42613. | 23198. | 119.5 | 967. | 3.3 |
| SINGLE FAMILY | 11751. | 16964. | 19443. | 23075. | 11324. | 96.4 | 472. | 2.9 |
| MULTIPLE FAMILY | 6919. | 14084. | 15354. | 18725. | 11806. | 170.6 | 492. | 4.2 |
| MOBILE HOMES | 745. | 752. | 779. | 813. | 68. | 9.1 | 3. | 0.4 |
| HOUSEHOLD SIZE | 2.47 | 2.40 | 2.36 | 2.34 | | | | |
| TOTAL EMPLOYMENT | 23260. | 32461. | 37231. | 47778. | 24518. | 105.4 | 1022. | 3.0 |
| CIVILIAN EMPLOYMENT | 23260. | 32461. | 37231. | 47778. | 24518. | 105.4 | 1022. | 3.0 |
| BASIC | 8997. | 11551. | 12675. | 15152. | 6155. | 68.4 | 256. | 2.2 |
| Agriculture & Mining | 859. | 862. | 863. | 865. | 6. | 0.7 | 0. | 0.0 |
| Manufacturing | 5864. | 7712. | 8371. | 9704. | 3840. | 65.5 | 160. | 2.1 |
| Wholesale | 575. | 749. | 801. | 932. | 357. | 62.1 | 15. | 2.0 |
| Transportation | 471. | 1000. | 1302. | 2060. | 1589. | 337.4 | 66. | 6.3 |
| Hotels/motels | 1228. | 1228. | 1338. | 1591. | 363. | 29.6 | 15. | 1.1 |
| State/federal govt | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| LOCAL SERVING | 14263. | 20910. | 24556. | 32626. | 18363. | 128.7 | 765. | 3.5 |
| Retail trade | 5026. | 7305. | 8476. | 11358. | 6332. | 126.0 | 264. | 3.5 |
| Retail service | 1937. | 4181. | 5177. | 7590. | 5653. | 291.8 | 236. | 5.9 |
| Business service | 2408. | 3131. | 3750. | 4983. | 2575. | 106.9 | 107. | 3.1 |
| F. I. R. E. | 1354. | 1932. | 2349. | 3303. | 1949. | 143.9 | 81. | 3.8 |
| Local government | 1183. | 1762. | 2007. | 2200. | 1017. | 86.0 | 42. | 2.6 |
| Other local serving | 2355. | 2599. | 2797. | 3192. | 837. | 35.5 | 35. | 1.3 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 22228. | 22228. | 22228. | 22228. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 7285. | 10742. | 11869. | 13537. | 6252. | 85.8 | 261. | 2.6 |
| Residential | 4383. | 7439. | 8345. | 9627. | 5244. | 119.6 | 219. | 3.3 |
| Non-residential | 2674. | 3075. | 3296. | 3682. | 1008. | 37.7 | 42. | 1.3 |
| 1986 Freeway | 228. | 228. | 228. | 228. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 14943. | 11486. | 10359. | 8690. | -6253. | -41.8 | -261. | -2.2 |
| DEVELOPABLE ACREAGE | 7757. | 5153. | 4026. | 2357. | -5400. | -69.6 | -225. | -4.8 |
| Low density single family | 803. | 803. | 803. | 803. | 0. | 0.0 | 0. | 0.0 |
| Single family | 4181. | 2235. | 1451. | 435. | -3746. | -89.6 | -156. | -9.0 |
| Multiple family | 526. | 307. | 265. | 49. | -477. | -90.7 | -20. | -9.4 |
| Mixed use | 146. | 130. | 50. | 0. | -146. | -100.0 | -6. | -100.0 |
| Commercial | 522. | 189. | 50. | 1. | -521. | -99.8 | -22. | -22.9 |
| Industrial | 1579. | 1489. | 1407. | 1069. | -510. | -32.3 | -21. | -1.6 |
| UNUSABLE ACREAGE | 7186. | 6333. | 6333. | 6333. | -853. | -11.9 | -36. | -0.5 |
| GROSS EMPLOYMENT DENSITY | 8.7 | 10.6 | 11.3 | 13.0 | | | | |
| GROSS RESIDENTIAL DENSITY | 4.4 | 4.3 | 4.3 | 4.4 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0

TABLE B2

| CITY | CHULA VISTA | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|-------------|---------|---------|---------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 116430. | 132304. | 140682. | 158112. | 41682. | 35.8 | 1737. | 1.3 |
| HOUSEHOLD POPULATION | 115723. | 131574. | 139866. | 157113. | 41390. | 35.8 | 1725. | 1.3 |
| GROUP QUARTERS POPULATION | 707. | 730. | 816. | 999. | 292. | 41.3 | 12. | 1.5 |
| OCCUPIED HOUSING UNITS | 42203. | 50251. | 54027. | 60950. | 18747. | 44.4 | 781. | 1.5 |
| SINGLE FAMILY | 22609. | 28757. | 31387. | 36725. | 14116. | 62.4 | 588. | 2.0 |
| MULTIPLE FAMILY | 16415. | 18280. | 19309. | 20744. | 4329. | 26.4 | 180. | 1.0 |
| MOBILE HOMES | 3179. | 3214. | 3331. | 3481. | 302. | 9.5 | 13. | 0.4 |
| HOUSEHOLD SIZE | 2.74 | 2.62 | 2.59 | 2.58 | | | | |
| TOTAL EMPLOYMENT | 38246. | 45677. | 49331. | 58773. | 20527. | 53.7 | 855. | 1.8 |
| CIVILIAN EMPLOYMENT | 38246. | 45677. | 49331. | 58773. | 20527. | 53.7 | 855. | 1.8 |
| BASIC | 10965. | 12405. | 12897. | 13893. | 2928. | 26.7 | 122. | 1.0 |
| Agriculture & Mining | 422. | 422. | 422. | 422. | 0. | 0.0 | 0. | 0.0 |
| Manufacturing | 7538. | 8578. | 8825. | 9277. | 1739. | 23.1 | 72. | 0.9 |
| Wholesale | 1351. | 1536. | 1633. | 1831. | 480. | 35.5 | 20. | 1.3 |
| Transportation | 445. | 580. | 652. | 827. | 382. | 85.8 | 16. | 2.6 |
| Hotels/motels | 332. | 332. | 358. | 424. | 92. | 27.7 | 4. | 1.0 |
| State/federal govt | 877. | 957. | 1007. | 1112. | 235. | 26.8 | 10. | 1.0 |
| LOCAL SERVING | 27281. | 33272. | 36434. | 44880. | 17599. | 64.5 | 733. | 2.1 |
| Retail trade | 9320. | 11206. | 12211. | 15238. | 5918. | 63.5 | 247. | 2.1 |
| Retail service | 7128. | 8702. | 9557. | 12091. | 4963. | 69.6 | 207. | 2.2 |
| Business service | 1647. | 2243. | 2579. | 3348. | 1701. | 103.3 | 71. | 3.0 |
| F. I. R. E. | 1609. | 1966. | 2303. | 3247. | 1638. | 101.8 | 68. | 3.0 |
| Local government | 5455. | 6910. | 7380. | 8258. | 2803. | 51.4 | 117. | 1.7 |
| Other local serving | 2122. | 2245. | 2404. | 2698. | 576. | 27.1 | 24. | 1.0 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 17319. | 17319. | 17319. | 17319. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 10077. | 12282. | 13035. | 13949. | 3872. | 38.4 | 161. | 1.4 |
| Residential | 6430. | 8380. | 8954. | 9592. | 3162. | 49.2 | 132. | 1.7 |
| Non-residential | 3272. | 3527. | 3706. | 3982. | 710. | 21.7 | 30. | 0.8 |
| 1986 Freeway | 375. | 375. | 375. | 375. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 7242. | 5037. | 4284. | 3370. | -3872. | -53.5 | -161. | -3.1 |
| DEVELOPABLE ACREAGE | 3585. | 2040. | 1287. | 373. | -3212. | -89.6 | -134. | -9.0 |
| Low density single family | 34. | 34. | 34. | 34. | 0. | 0.0 | 0. | 0.0 |
| Single family | 2413. | 1223. | 708. | 128. | -2285. | -94.7 | -95. | -11.5 |
| Multiple family | 239. | 165. | 107. | 50. | -189. | -79.1 | -8. | -6.3 |
| Mixed use | 10. | 6. | 0. | 0. | -10. | -100.0 | 0. | -100.0 |
| Commercial | 243. | 102. | 19. | 2. | -241. | -99.2 | -10. | -18.1 |
| Industrial | 646. | 510. | 419. | 159. | -487. | -75.4 | -20. | -5.7 |
| UNUSABLE ACREAGE | 3657. | 2997. | 2997. | 2997. | -660. | -18.0 | -28. | -0.8 |
| GROSS EMPLOYMENT DENSITY | 11.7 | 13.0 | 13.3 | 14.8 | | | | |
| GROSS RESIDENTIAL DENSITY | 6.6 | 6.0 | 6.0 | 6.4 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0

TABLE B3

| CITY | CORONADO | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|----------|--------|--------|--------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 23785. | 25475. | 26313. | 27480. | 3695. | 15.5 | 154. | 0.6 |
| HOUSEHOLD POPULATION | 16079. | 17763. | 18581. | 19706. | 3627. | 22.6 | 151. | 0.9 |
| GROUP QUARTERS POPULATION | 7706. | 7712. | 7732. | 7774. | 68. | 0.9 | 3. | 0.0 |
| OCCUPIED HOUSING UNITS | 7211. | 8151. | 8539. | 9106. | 1895. | 26.3 | 79. | 1.0 |
| SINGLE FAMILY | 4383. | 4745. | 4756. | 4820. | 437. | 10.0 | 18. | 0.4 |
| MULTIPLE FAMILY | 2828. | 3406. | 3783. | 4286. | 1458. | 51.6 | 61. | 1.7 |
| MOBILE HOMES | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| HOUSEHOLD SIZE | 2.23 | 2.18 | 2.18 | 2.16 | | | | |
| TOTAL EMPLOYMENT | 31709. | 33547. | 34327. | 35870. | 4161. | 13.1 | 173. | 0.5 |
| CIVILIAN EMPLOYMENT | 12213. | 14051. | 14831. | 16374. | 4161. | 34.1 | 173. | 1.2 |
| BASIC | 7816. | 9040. | 9594. | 10772. | 2956. | 37.8 | 123. | 1.3 |
| Agriculture & Mining | 16. | 16. | 16. | 16. | 0. | 0.0 | 0. | 0.0 |
| Manufacturing | 97. | 106. | 112. | 120. | 23. | 23.7 | 1. | 0.9 |
| Wholesale | 77. | 86. | 91. | 98. | 21. | 27.3 | 1. | 1.0 |
| Transportation | 150. | 193. | 213. | 244. | 94. | 62.7 | 4. | 2.0 |
| Hotels/motels | 1319. | 1918. | 2092. | 2487. | 1168. | 88.6 | 49. | 2.7 |
| State/federal govt | 6157. | 6721. | 7070. | 7807. | 1650. | 26.8 | 69. | 1.0 |
| LOCAL SERVING | 4397. | 5011. | 5237. | 5602. | 1205. | 27.4 | 50. | 1.0 |
| Retail trade | 1692. | 1904. | 1953. | 2027. | 335. | 19.8 | 14. | 0.8 |
| Retail service | 1048. | 1158. | 1199. | 1262. | 214. | 20.4 | 9. | 0.8 |
| Business service | 321. | 444. | 502. | 572. | 251. | 78.2 | 10. | 2.4 |
| F. I. R. E. | 552. | 581. | 604. | 636. | 84. | 15.2 | 4. | 0.6 |
| Local government | 409. | 514. | 539. | 605. | 196. | 47.9 | 8. | 1.6 |
| Other local serving | 375. | 410. | 440. | 500. | 125. | 33.3 | 5. | 1.2 |
| UNIFORMED MILITARY | 19496. | 19496. | 19496. | 19496. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 3462. | 3462. | 3462. | 3462. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 1395. | 1486. | 1497. | 1518. | 123. | 8.8 | 5. | 0.4 |
| Residential | 943. | 994. | 1004. | 1024. | 81. | 8.6 | 3. | 0.3 |
| Non-residential | 441. | 481. | 482. | 483. | 42. | 9.5 | 2. | 0.4 |
| 1986 Freeway | 11. | 11. | 11. | 11. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 2067. | 1976. | 1965. | 1944. | -123. | -6.0 | -5. | -0.3 |
| DEVELOPABLE ACREAGE | 147. | 56. | 45. | 24. | -123. | -83.7 | -5. | -7.3 |
| Low density single family | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Single family | 81. | 39. | 29. | 10. | -71. | -87.7 | -3. | -8.3 |
| Multiple family | 11. | 3. | 2. | 1. | -10. | -90.9 | 0. | -9.5 |
| Mixed use | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Commercial | 23. | 12. | 12. | 11. | -12. | -52.2 | -1. | -3.0 |
| Industrial | 32. | 2. | 2. | 2. | -30. | -93.8 | -1. | -10.9 |
| UNUSABLE ACREAGE | 1920. | 1920. | 1920. | 1920. | 0. | 0.0 | 0. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 27.7 | 29.2 | 30.8 | 33.9 | | | | |
| GROSS RESIDENTIAL DENSITY | 7.6 | 8.2 | 8.5 | 8.9 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E B 4

| CITY | DEL MAR | | | | 1986 - 2010 | | AVERAGE | ANNUAL |
|---------------------------|---------|-------|-------|-------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 5097. | 5223. | 5300. | 5561. | 464. | 9.1 | 19. | 0.4 |
| HOUSEHOLD POPULATION | 5062. | 5187. | 5260. | 5512. | 450. | 8.9 | 19. | 0.4 |
| GROUP QUARTERS POPULATION | 35. | 36. | 40. | 49. | 14. | 40.0 | 1. | 1.4 |
| OCCUPIED HOUSING UNITS | 2317. | 2380. | 2429. | 2559. | 242. | 10.4 | 10. | 0.4 |
| SINGLE FAMILY | 1347. | 1375. | 1391. | 1422. | 75. | 5.6 | 3. | 0.2 |
| MULTIPLE FAMILY | 937. | 972. | 1004. | 1101. | 164. | 17.5 | 7. | 0.7 |
| MOBILE HOMES | 33. | 33. | 34. | 36. | 3. | 9.1 | 0. | 0.4 |
| HOUSEHOLD SIZE | 2.18 | 2.18 | 2.17 | 2.15 | | | | |
| TOTAL EMPLOYMENT | 3878. | 4583. | 4835. | 5313. | 1435. | 37.0 | 60. | 1.3 |
| CIVILIAN EMPLOYMENT | 3878. | 4583. | 4835. | 5313. | 1435. | 37.0 | 60. | 1.3 |
| BASIC | 1439. | 1543. | 1622. | 1786. | 347. | 24.1 | 14. | 0.9 |
| Agriculture & Mining | 102. | 106. | 107. | 109. | 7. | 6.9 | 0. | 0.3 |
| Manufacturing | 119. | 124. | 131. | 139. | 20. | 16.8 | 1. | 0.6 |
| Wholesale | 47. | 47. | 47. | 47. | 0. | 0.0 | 0. | 0.0 |
| Transportation | 20. | 23. | 25. | 29. | 9. | 45.0 | 0. | 1.6 |
| Hotels/motels | 151. | 151. | 163. | 193. | 42. | 27.8 | 2. | 1.0 |
| State/federal govt | 1000. | 1092. | 1149. | 1269. | 269. | 26.9 | 11. | 1.0 |
| LOCAL SERVING | 2439. | 3040. | 3213. | 3527. | 1088. | 44.6 | 45. | 1.5 |
| Retail trade | 772. | 966. | 1019. | 1110. | 338. | 43.8 | 14. | 1.5 |
| Retail service | 434. | 626. | 671. | 748. | 314. | 72.4 | 13. | 2.3 |
| Business service | 550. | 647. | 680. | 737. | 187. | 34.0 | 8. | 1.2 |
| F. I. R. E. | 264. | 305. | 322. | 351. | 87. | 33.0 | 4. | 1.2 |
| Local government | 314. | 391. | 410. | 459. | 145. | 46.2 | 6. | 1.6 |
| Other local serving | 105. | 105. | 111. | 122. | 17. | 16.2 | 1. | 0.6 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 1143. | 1143. | 1143. | 1143. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 768. | 801. | 826. | 875. | 107. | 13.9 | 4. | 0.5 |
| Residential | 477. | 497. | 522. | 571. | 94. | 19.7 | 4. | 0.8 |
| Non-residential | 291. | 304. | 304. | 304. | 13. | 4.5 | 1. | 0.2 |
| 1986 Freeway | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 375. | 342. | 317. | 268. | -107. | -28.5 | -4. | -1.4 |
| DEVELOPABLE ACREAGE | 113. | 80. | 55. | 6. | -107. | -94.7 | -4. | -11.5 |
| Low density single family | 77. | 68. | 46. | 6. | -71. | -92.2 | -3. | -10.1 |
| Single family | 8. | 0. | 0. | 0. | -8. | -100.0 | 0. | -100.0 |
| Multiple family | 15. | 12. | 9. | 0. | -15. | -100.0 | -1. | -100.0 |
| Mixed use | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Commercial | 13. | 0. | 0. | 0. | -13. | -100.0 | -1. | -100.0 |
| Industrial | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| UNUSABLE ACREAGE | 262. | 262. | 262. | 262. | 0. | 0.0 | 0. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 13.3 | 15.1 | 15.9 | 17.5 | | | | |
| GROSS RESIDENTIAL DENSITY | 4.9 | 4.8 | 4.7 | 4.5 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0

TABLE B5

| CITY : | EL CAJON | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|----------|--------|--------|--------|----------------|----------------|----------------|----------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 81747. | 85353. | 86535. | 88557. | 6810. | 8.3 | 284. | 0.3 |
| HOUSEHOLD POPULATION | 80009. | 83552. | 84532. | 86137. | 6128. | 7.7 | 255. | 0.3 |
| GROUP QUARTERS POPULATION | 1738. | 1801. | 2003. | 2420. | 682. | 39.2 | 28. | 1.4 |
| OCCUPIED HOUSING UNITS | 31449. | 34087. | 35037. | 36005. | 4556. | 14.5 | 190. | 0.6 |
| SINGLE FAMILY | 14039. | 15448. | 16036. | 16238. | 2199. | 15.7 | 92. | 0.6 |
| MULTIPLE FAMILY | 15472. | 16772. | 17064. | 17743. | 2271. | 14.7 | 95. | 0.6 |
| MOBILE HOMES | 1938. | 1867. | 1937. | 2024. | 86. | 4.4 | 4. | 0.2 |
| HOUSEHOLD SIZE | 2.54 | 2.45 | 2.41 | 2.39 | | | | |
| TOTAL EMPLOYMENT | 42760. | 49797. | 52247. | 57898. | 15138. | 35.4 | 631. | 1.3 |
| CIVILIAN EMPLOYMENT | 42760. | 49797. | 52247. | 57898. | 15138. | 35.4 | 631. | 1.3 |
| BASIC | 10807. | 13049. | 13498. | 14404. | 3597. | 33.3 | 150. | 1.2 |
| Agriculture & Mining | 496. | 507. | 510. | 516. | 20. | 4.0 | 1. | 0.2 |
| Manufacturing | 6857. | 8311. | 8551. | 8972. | 2115. | 30.8 | 88. | 1.1 |
| Wholesale | 1769. | 2121. | 2183. | 2328. | 559. | 31.6 | 23. | 1.2 |
| Transportation | 486. | 853. | 914. | 1060. | 574. | 118.1 | 24. | 3.3 |
| Hotels/motels | 557. | 557. | 604. | 716. | 159. | 28.5 | 7. | 1.1 |
| State/federal govt | 642. | 700. | 736. | 812. | 170. | 26.5 | 7. | 1.0 |
| LOCAL SERVING | 31953. | 36748. | 38749. | 43494. | 11541. | 36.1 | 481. | 1.3 |
| Retail trade | 11570. | 12866. | 13330. | 14619. | 3049. | 26.4 | 127. | 1.0 |
| Retail service | 5849. | 7135. | 7534. | 8612. | 2763. | 47.2 | 115. | 1.6 |
| Business service | 2082. | 2686. | 2884. | 3306. | 1224. | 58.8 | 51. | 1.9 |
| F.I.R.E. | 2458. | 2753. | 2917. | 3336. | 878. | 35.7 | 37. | 1.3 |
| Local government | 4355. | 5466. | 5741. | 6447. | 2092. | 48.0 | 87. | 1.6 |
| Other local serving | 5639. | 5842. | 6343. | 7174. | 1535. | 27.2 | 64. | 1.0 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 9158. | 9158. | 9158. | 9158. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 7350. | 7721. | 7808. | 7856. | 506. | 6.9 | 21. | 0.3 |
| Residential | 4762. | 4952. | 5026. | 5039. | 277. | 5.8 | 12. | 0.2 |
| Non-residential | 2341. | 2522. | 2535. | 2570. | 229. | 9.8 | 10. | 0.4 |
| 1986 Freeway | 247. | 247. | 247. | 247. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 1808. | 1437. | 1350. | 1302. | -506. | -28.0 | -21. | -1.4 |
| DEVELOPABLE ACREAGE | 494. | 142. | 55. | 7. | -487. | -98.6 | -20. | -16.2 |
| Low density single family | 5. | 0. | 0. | 0. | -5. | -100.0 | 0. | -100.0 |
| Single family | 239. | 83. | 14. | 3. | -236. | -98.7 | -10. | -16.7 |
| Multiple family | 15. | 10. | 5. | 3. | -12. | -80.0 | -1. | -6.5 |
| Mixed use | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Commercial | 78. | 1. | 1. | 1. | -77. | -98.7 | -3. | -16.6 |
| Industrial | 157. | 48. | 35. | 0. | -157. | -100.0 | -7. | -100.0 |
| UNUSABLE ACREAGE | 1314. | 1295. | 1295. | 1295. | -19. | -1.4 | -1. | -0.1 |
| GROSS EMPLOYMENT DENSITY | 18.3 | 19.7 | 20.6 | 22.5 | | | | |
| GROSS RESIDENTIAL DENSITY | 6.6 | 6.9 | 7.0 | 7.1 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E B 6

| CITY | ENCINITAS | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|-----------|--------|--------|--------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 48568. | 55890. | 58135. | 64309. | 15741. | 32.4 | 656. | 1.2 |
| HOUSEHOLD POPULATION | 48232. | 55542. | 57746. | 63834. | 15602. | 32.3 | 650. | 1.2 |
| GROUP QUARTERS POPULATION | 336. | 348. | 389. | 475. | 139. | 41.4 | 6. | 1.5 |
| OCCUPIED HOUSING UNITS | 17912. | 21448. | 22685. | 25266. | 7354. | 41.1 | 306. | 1.4 |
| SINGLE FAMILY | 12781. | 15093. | 16110. | 18218. | 5437. | 42.5 | 227. | 1.5 |
| MULTIPLE FAMILY | 4444. | 5660. | 5854. | 6293. | 1849. | 41.6 | 77. | 1.5 |
| MOBILE HOMES | 687. | 695. | 721. | 755. | 68. | 9.9 | 3. | 0.4 |
| HOUSEHOLD SIZE | 2.69 | 2.59 | 2.55 | 2.53 | | | | |
| TOTAL EMPLOYMENT | 14704. | 16499. | 17357. | 18589. | 3885. | 26.4 | 162. | 1.0 |
| CIVILIAN EMPLOYMENT | 14704. | 16499. | 17357. | 18589. | 3885. | 26.4 | 162. | 1.0 |
| BASIC | 3761. | 3969. | 4149. | 4418. | 657. | 17.5 | 27. | 0.7 |
| Agriculture & Mining | 2373. | 2374. | 2374. | 2374. | 1. | 0.0 | 0. | 0.0 |
| Manufacturing | 547. | 621. | 691. | 783. | 236. | 43.1 | 10. | 1.5 |
| Wholesale | 545. | 610. | 675. | 768. | 223. | 40.9 | 9. | 1.4 |
| Transportation | 137. | 177. | 205. | 249. | 112. | 81.8 | 5. | 2.5 |
| Hotels/motels | 159. | 187. | 204. | 244. | 85. | 53.5 | 4. | 1.8 |
| State/federal govt | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| LOCAL SERVING | 10943. | 12530. | 13208. | 14171. | 3228. | 29.5 | 135. | 1.1 |
| Retail trade | 4241. | 4763. | 4951. | 5189. | 948. | 22.4 | 40. | 0.8 |
| Retail service | 2322. | 2842. | 3000. | 3199. | 877. | 37.8 | 37. | 1.3 |
| Business service | 1203. | 1332. | 1429. | 1534. | 331. | 27.5 | 14. | 1.0 |
| F. I. R. E. | 737. | 820. | 881. | 956. | 219. | 29.7 | 9. | 1.1 |
| Local government | 987. | 1314. | 1380. | 1548. | 561. | 56.8 | 23. | 1.9 |
| Other local serving | 1453. | 1459. | 1567. | 1745. | 292. | 20.1 | 12. | 0.8 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 11487. | 11487. | 11487. | 11487. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 5260. | 6493. | 6869. | 7892. | 2632. | 50.0 | 110. | 1.7 |
| Residential | 4357. | 5506. | 5871. | 6872. | 2515. | 57.7 | 105. | 1.9 |
| Non-residential | 707. | 791. | 802. | 824. | 117. | 16.5 | 5. | 0.6 |
| 1986 Freeway | 196. | 196. | 196. | 196. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 6227. | 4994. | 4618. | 3595. | -2632. | -42.3 | -110. | -2.3 |
| DEVELOPABLE ACREAGE | 3098. | 2025. | 1649. | 626. | -2472. | -79.8 | -103. | -6.4 |
| Low density single family | 1633. | 1133. | 1024. | 500. | -1133. | -69.4 | -47. | -4.8 |
| Single family | 1312. | 852. | 596. | 119. | -1193. | -90.9 | -50. | -9.5 |
| Multiple family | 36. | 0. | 0. | 0. | -36. | -100.0 | -2. | -100.0 |
| Mixed use | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Commercial | 92. | 16. | 6. | 0. | -92. | -100.0 | -4. | -100.0 |
| Industrial | 25. | 24. | 23. | 7. | -18. | -72.0 | -1. | -5.2 |
| UNUSABLE ACREAGE | 3129. | 2969. | 2969. | 2969. | -160. | -5.1 | -7. | -0.2 |
| GROSS EMPLOYMENT DENSITY | 20.8 | 20.9 | 21.6 | 22.6 | | | | |
| GROSS RESIDENTIAL DENSITY | 4.1 | 3.9 | 3.9 | 3.7 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E B 7

| CITY | ESCONDIDO | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|-----------|---------|---------|---------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 79632. | 105136. | 112349. | 123217. | 43585. | 54.7 | 1816. | 1.8 |
| HOUSEHOLD POPULATION | 78640. | 104112. | 111203. | 121816. | 43176. | 54.9 | 1799. | 1.8 |
| GROUP QUARTERS POPULATION | 992. | 1024. | 1146. | 1401. | 409. | 41.2 | 17. | 1.4 |
| OCCUPIED HOUSING UNITS | 30834. | 42265. | 45891. | 50755. | 19921. | 64.6 | 830. | 2.1 |
| SINGLE FAMILY | 16607. | 24007. | 26696. | 29536. | 12929. | 77.9 | 539. | 2.4 |
| MULTIPLE FAMILY | 11066. | 15060. | 15877. | 17753. | 6687. | 60.4 | 279. | 2.0 |
| MOBILE HOMES | 3161. | 3198. | 3318. | 3466. | 305. | 9.6 | 13. | 0.4 |
| HOUSEHOLD SIZE | 2.55 | 2.46 | 2.42 | 2.40 | | | | |
| TOTAL EMPLOYMENT | 35730. | 51762. | 56812. | 67519. | 31789. | 89.0 | 1325. | 2.7 |
| CIVILIAN EMPLOYMENT | 35730. | 51762. | 56812. | 67519. | 31789. | 89.0 | 1325. | 2.7 |
| BASIC | 7333. | 8395. | 9078. | 10264. | 2931. | 40.0 | 122. | 1.4 |
| Agriculture & Mining | 1261. | 1262. | 1262. | 1262. | 1. | 0.1 | 0. | 0.0 |
| Manufacturing | 3476. | 4085. | 4467. | 5066. | 1590. | 45.7 | 66. | 1.6 |
| Wholesale | 1557. | 1855. | 2047. | 2395. | 838. | 53.8 | 35. | 1.8 |
| Transportation | 332. | 442. | 505. | 646. | 314. | 94.6 | 13. | 2.8 |
| Hotels/motels | 226. | 226. | 244. | 284. | 58. | 25.7 | 2. | 1.0 |
| State/federal govt | 481. | 525. | 553. | 611. | 130. | 27.0 | 5. | 1.0 |
| LOCAL SERVING | 28397. | 43367. | 47734. | 57255. | 28858. | 101.6 | 1202. | 3.0 |
| Retail trade | 8795. | 16576. | 18051. | 21499. | 12704. | 144.4 | 529. | 3.8 |
| Retail service | 5369. | 9292. | 10551. | 13432. | 8063. | 150.2 | 336. | 3.9 |
| Business service | 2674. | 3623. | 4084. | 4799. | 2125. | 79.5 | 89. | 2.5 |
| F. I. R. E. | 2135. | 3090. | 3561. | 4584. | 2449. | 114.7 | 102. | 3.2 |
| Local government | 4450. | 5583. | 5860. | 6579. | 2129. | 47.8 | 89. | 1.6 |
| Other local serving | 4974. | 5203. | 5627. | 6362. | 1388. | 27.9 | 58. | 1.0 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 21387. | 21387. | 21387. | 21387. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 8396. | 11536. | 12364. | 13318. | 4922. | 58.6 | 205. | 1.9 |
| Residential | 5759. | 8664. | 9423. | 10240. | 4481. | 77.8 | 187. | 2.4 |
| Non-residential | 2328. | 2563. | 2632. | 2769. | 441. | 18.9 | 18. | 0.7 |
| 1986 Freeway | 309. | 309. | 309. | 309. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 12991. | 9851. | 9023. | 8069. | -4922. | -37.9 | -205. | -2.0 |
| DEVELOPABLE ACREAGE | 9280. | 6150. | 5322. | 4368. | -4912. | -52.9 | -205. | -3.1 |
| Low density single family | 3813. | 3163. | 3163. | 3163. | -650. | -17.0 | -27. | -0.8 |
| Single family | 4718. | 2615. | 1881. | 1122. | -3596. | -76.2 | -150. | -5.8 |
| Multiple family | 234. | 90. | 64. | 6. | -228. | -97.4 | -10. | -14.2 |
| Mixed use | 13. | 1. | 1. | 1. | -12. | -92.3 | -1. | -10.1 |
| Commercial | 145. | 5. | 2. | 2. | -143. | -98.6 | -6. | -16.3 |
| Industrial | 357. | 276. | 211. | 74. | -283. | -79.3 | -12. | -6.3 |
| UNUSABLE ACREAGE | 3711. | 3701. | 3701. | 3701. | -10. | -0.3 | 0. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 15.3 | 20.2 | 21.6 | 24.4 | | | | |
| GROSS RESIDENTIAL DENSITY | 5.4 | 4.9 | 4.9 | 5.0 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E B 8

| CITY | IMPERIAL BEACH | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|----------------|--------|--------|--------|----------------|----------------|----------------|----------------|
| | 1986 | 1993 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 24926. | 26241. | 27183. | 29484. | 4558. | 18.3 | 190. | 0.7 |
| HOUSEHOLD POPULATION | 24304. | 25599. | 26465. | 28607. | 4303. | 17.7 | 179. | 0.7 |
| GROUP QUARTERS POPULATION | 622. | 642. | 718. | 877. | 255. | 41.0 | 11. | 1.4 |
| OCCUPIED HOUSING UNITS | 8311. | 9277. | 9729. | 10691. | 2380. | 28.6 | 99. | 1.1 |
| SINGLE FAMILY | 4422. | 4380. | 4367. | 4351. | -71. | -1.6 | -3. | -0.1 |
| MULTIPLE FAMILY | 3697. | 4703. | 5161. | 6130. | 2433. | 65.8 | 101. | 2.1 |
| MOBILE HOMES | 192. | 194. | 201. | 210. | 18. | 9.4 | 1. | 0.4 |
| HOUSEHOLD SIZE | 2.92 | 2.76 | 2.72 | 2.68 | | | | |
| TOTAL EMPLOYMENT | 3136. | 3811. | 4311. | 5750. | 2614. | 83.4 | 109. | 2.6 |
| CIVILIAN EMPLOYMENT | 3132. | 3807. | 4307. | 5746. | 2614. | 83.5 | 109. | 2.6 |
| BASIC | 368. | 397. | 416. | 453. | 85. | 23.1 | 4. | 0.9 |
| Agriculture & Mining | 10. | 10. | 10. | 10. | 0. | 0.0 | 0. | 0.0 |
| Manufacturing | 39. | 41. | 43. | 45. | 6. | 15.4 | 0. | 0.6 |
| Wholesale | 17. | 17. | 17. | 17. | 0. | 0.0 | 0. | 0.0 |
| Transportation | 7. | 7. | 7. | 7. | 0. | 0.0 | 0. | 0.0 |
| Hotels/motels | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| State/federal govt | 295. | 322. | 339. | 374. | 79. | 26.8 | 3. | 1.0 |
| LOCAL SERVING | 2764. | 3410. | 3891. | 5293. | 2529. | 91.5 | 105. | 2.7 |
| Retail trade | 856. | 978. | 1128. | 1606. | 750. | 87.6 | 31. | 2.7 |
| Retail service | 748. | 869. | 996. | 1396. | 648. | 86.6 | 27. | 2.6 |
| Business service | 64. | 151. | 236. | 438. | 374. | 584.4 | 16. | 8.3 |
| F. I. R. E. | 141. | 174. | 234. | 405. | 264. | 187.2 | 11. | 4.5 |
| Local government | 809. | 1080. | 1131. | 1264. | 455. | 56.2 | 19. | 1.9 |
| Other local serving | 146. | 158. | 166. | 184. | 38. | 26.0 | 2. | 1.0 |
| UNIFORMED MILITARY | 4. | 4. | 4. | 4. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 2863. | 2863. | 2863. | 2863. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 1417. | 1438. | 1445. | 1456. | 39. | 2.8 | 2. | 0.1 |
| Residential | 1018. | 1021. | 1021. | 1032. | 14. | 1.4 | 1. | 0.1 |
| Non-residential | 399. | 417. | 424. | 424. | 25. | 6.3 | 1. | 0.3 |
| 1986 Freeway | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 1446. | 1425. | 1418. | 1407. | -39. | -2.7 | -2. | -0.1 |
| DEVELOPABLE ACREAGE | 44. | 24. | 17. | 6. | -38. | -86.4 | -2. | -8.0 |
| Low density single family | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Single family | 7. | 6. | 5. | 2. | -5. | -71.4 | 0. | -5.1 |
| Multiple family | 26. | 18. | 12. | 4. | -22. | -84.6 | -1. | -7.5 |
| Mixed use | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Commercial | 11. | 0. | 0. | 0. | -11. | -100.0 | 0. | -100.0 |
| Industrial | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| UNUSABLE ACREAGE | 1402. | 1401. | 1401. | 1401. | -1. | -0.1 | 0. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 7.8 | 9.1 | 10.2 | 13.6 | | | | |
| GROSS RESIDENTIAL DENSITY | 8.2 | 9.1 | 9.5 | 10.4 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E B 9

| CITY | LA MESA | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|---------|--------|--------|--------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 51766. | 53798. | 55589. | 58749. | 6983. | 13.5 | 291. | 0.5 |
| HOUSEHOLD POPULATION | 50498. | 52489. | 54124. | 56959. | 6461. | 12.8 | 269. | 0.5 |
| GROUP QUARTERS POPULATION | 1268. | 1309. | 1465. | 1790. | 522. | 41.2 | 22. | 1.4 |
| OCCUPIED HOUSING UNITS | 22472. | 23484. | 24462. | 25914. | 3442. | 15.3 | 143. | 0.6 |
| SINGLE FAMILY | 12021. | 12960. | 13809. | 14987. | 2966. | 24.7 | 124. | 0.9 |
| MULTIPLE FAMILY | 10055. | 10124. | 10239. | 10494. | 439. | 4.4 | 18. | 0.2 |
| MOBILE HOMES | 396. | 400. | 414. | 433. | 37. | 9.3 | 2. | 0.4 |
| HOUSEHOLD SIZE | 2.25 | 2.24 | 2.21 | 2.20 | | | | |
| TOTAL EMPLOYMENT | 24683. | 28046. | 29488. | 32075. | 7392. | 29.9 | 308. | 1.1 |
| CIVILIAN EMPLOYMENT | 24683. | 28046. | 29488. | 32075. | 7392. | 29.9 | 308. | 1.1 |
| BASIC | 2362. | 2445. | 2512. | 2639. | 277. | 11.7 | 12. | 0.5 |
| Agriculture & Mining | 434. | 434. | 434. | 434. | 0. | 0.0 | 0. | 0.0 |
| Manufacturing | 815. | 828. | 839. | 852. | 37. | 4.5 | 2. | 0.2 |
| Wholesale | 461. | 482. | 501. | 530. | 69. | 15.0 | 3. | 0.6 |
| Transportation | 77. | 83. | 86. | 93. | 16. | 20.8 | 1. | 0.8 |
| Hotels/motels | 101. | 101. | 108. | 129. | 28. | 27.7 | 1. | 1.0 |
| State/federal govt | 474. | 517. | 544. | 601. | 127. | 26.8 | 5. | 1.0 |
| LOCAL SERVING | 22321. | 25601. | 26976. | 29436. | 7115. | 31.9 | 296. | 1.2 |
| Retail trade | 7382. | 8144. | 8441. | 9047. | 1665. | 22.6 | 69. | 0.9 |
| Retail service | 4540. | 5295. | 5548. | 6055. | 1515. | 33.4 | 63. | 1.2 |
| Business service | 2371. | 2823. | 2975. | 3238. | 867. | 36.6 | 36. | 1.3 |
| F. I. R. E. | 1667. | 1844. | 1953. | 2165. | 498. | 29.9 | 21. | 1.1 |
| Local government | 3481. | 4372. | 4590. | 5153. | 1672. | 48.0 | 70. | 1.6 |
| Other local serving | 2880. | 3123. | 3469. | 3778. | 898. | 31.2 | 37. | 1.1 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 5807. | 5807. | 5807. | 5807. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 4814. | 4957. | 5059. | 5199. | 385. | 8.0 | 16. | 0.3 |
| Residential | 3619. | 3729. | 3831. | 3971. | 352. | 9.7 | 15. | 0.4 |
| Non-residential | 951. | 984. | 984. | 984. | 33. | 3.5 | 1. | 0.1 |
| 1986 Freeway | 244. | 244. | 244. | 244. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 993. | 850. | 748. | 608. | -385. | -38.8 | -16. | -2.0 |
| DEVELOPABLE ACREAGE | 393. | 250. | 148. | 8. | -385. | -98.0 | -16. | -15.0 |
| Low density single family | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Single family | 325. | 220. | 125. | 1. | -324. | -99.7 | -14. | -21.4 |
| Multiple family | 35. | 30. | 23. | 7. | -28. | -80.0 | -1. | -6.5 |
| Mixed use | 3. | 0. | 0. | 0. | -3. | -100.0 | 0. | -100.0 |
| Commercial | 29. | 0. | 0. | 0. | -29. | -100.0 | -1. | -100.0 |
| Industrial | 1. | 0. | 0. | 0. | -1. | -100.0 | 0. | -100.0 |
| UNUSABLE ACREAGE | 600. | 600. | 600. | 600. | 0. | 0.0 | 0. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 26.0 | 28.5 | 30.0 | 32.6 | | | | |
| GROSS RESIDENTIAL DENSITY | 6.2 | 6.3 | 6.4 | 6.5 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E B 1 0

| CITY : | LEMON GROVE | | | | 1986 - 2010 | | AVERAGE | ANNUAL |
|---------------------------|-------------|--------|--------|--------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 21786. | 23661. | 24761. | 27583. | 5797. | 26.6 | 242. | 1.0 |
| HOUSEHOLD POPULATION | 21007. | 22859. | 23861. | 26481. | 5474. | 26.1 | 228. | 1.0 |
| GROUP QUARTERS POPULATION | 779. | 802. | 900. | 1102. | 323. | 41.5 | 13. | 1.5 |
| OCCUPIED HOUSING UNITS | 7686. | 8741. | 9292. | 10468. | 2782. | 36.2 | 116. | 1.3 |
| SINGLE FAMILY | 5692. | 6570. | 7118. | 8291. | 2599. | 45.7 | 108. | 1.6 |
| MULTIPLE FAMILY | 1788. | 2098. | 2098. | 2098. | 310. | 17.3 | 13. | 0.7 |
| MOBILE HOMES | 206. | 73. | 76. | 79. | -127. | -61.7 | -5. | -3.9 |
| HOUSEHOLD SIZE | 2.73 | 2.62 | 2.57 | 2.53 | | | | |
| TOTAL EMPLOYMENT | 8333. | 9463. | 10158. | 11622. | 3289. | 39.5 | 137. | 1.4 |
| CIVILIAN EMPLOYMENT | 8333. | 9463. | 10158. | 11622. | 3289. | 39.5 | 137. | 1.4 |
| BASIC | 1449. | 1573. | 1672. | 1803. | 354. | 24.4 | 15. | 0.9 |
| Agriculture & Mining | 135. | 135. | 135. | 135. | 0. | 0.0 | 0. | 0.0 |
| Manufacturing | 653. | 700. | 738. | 787. | 134. | 20.5 | 6. | 0.8 |
| Wholesale | 507. | 567. | 618. | 683. | 176. | 34.7 | 7. | 1.2 |
| Transportation | 134. | 151. | 160. | 174. | 40. | 29.9 | 2. | 1.1 |
| Hotels/motels | 20. | 20. | 21. | 24. | 4. | 20.0 | 0. | 0.8 |
| State/federal govt | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| LOCAL SERVING | 6884. | 7890. | 8486. | 9819. | 2935. | 42.6 | 122. | 1.5 |
| Retail trade | 1913. | 2242. | 2421. | 2856. | 943. | 49.3 | 39. | 1.7 |
| Retail service | 2291. | 2576. | 2728. | 3093. | 802. | 35.0 | 33. | 1.3 |
| Business service | 731. | 841. | 914. | 1046. | 315. | 43.1 | 13. | 1.5 |
| F. I. R. E. | 266. | 331. | 398. | 547. | 281. | 105.6 | 12. | 3.0 |
| Local government | 648. | 814. | 856. | 961. | 313. | 48.3 | 13. | 1.7 |
| Other local serving | 1035. | 1086. | 1169. | 1316. | 281. | 27.1 | 12. | 1.0 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 2487. | 2487. | 2487. | 2487. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 2027. | 2104. | 2139. | 2181. | 154. | 7.6 | 6. | 0.3 |
| Residential | 1594. | 1665. | 1700. | 1742. | 148. | 9.3 | 6. | 0.4 |
| Non-residential | 339. | 345. | 345. | 345. | 6. | 1.8 | 0. | 0.1 |
| 1986 Freeway | 94. | 94. | 94. | 94. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 460. | 382. | 348. | 306. | -154. | -33.5 | -6. | -1.7 |
| DEVELOPABLE ACREAGE | 161. | 83. | 49. | 7. | -154. | -95.7 | -6. | -12.2 |
| Low density single family | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Single family | 140. | 83. | 49. | 7. | -133. | -95.0 | -6. | -11.7 |
| Multiple family | 15. | 0. | 0. | 0. | -15. | -100.0 | -1. | -100.0 |
| Mixed use | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Commercial | 5. | 0. | 0. | 0. | -5. | -100.0 | 0. | -100.0 |
| Industrial | 1. | 0. | 0. | 0. | -1. | -100.0 | 0. | -100.0 |
| UNUSABLE ACREAGE | 299. | 299. | 299. | 299. | 0. | 0.0 | 0. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 24.6 | 27.4 | 29.4 | 33.7 | | | | |
| GROSS RESIDENTIAL DENSITY | 4.8 | 5.2 | 5.5 | 6.0 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0

TABLE B11

| CITY : | NATIONAL CITY | | | | 1986 - 2010 | | AVERAGE | ANNUAL |
|---------------------------|---------------|--------|--------|--------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 55256. | 55409. | 55203. | 55434. | 178. | 0.3 | 7. | 0.0 |
| HOUSEHOLD POPULATION | 44114. | 44247. | 43761. | 44028. | -86. | -0.2 | -4. | 0.0 |
| GROUP QUARTERS POPULATION | 11142. | 11162. | 11242. | 11406. | 264. | 2.4 | 11. | 0.1 |
| OCCUPIED HOUSING UNITS | 14485. | 15341. | 15532. | 15833. | 1348. | 9.3 | 56. | 0.4 |
| SINGLE FAMILY | 7380. | 7722. | 7861. | 8048. | 668. | 9.1 | 28. | 0.4 |
| MULTIPLE FAMILY | 6868. | 7379. | 7423. | 7526. | 658. | 9.6 | 27. | 0.4 |
| MOBILE HOMES | 237. | 240. | 248. | 259. | 22. | 9.3 | 1. | 0.4 |
| HOUSEHOLD SIZE | 3.05 | 2.88 | 2.83 | 2.78 | | | | |
| TOTAL EMPLOYMENT | 31935. | 35231. | 36509. | 39708. | 7773. | 24.3 | 324. | 0.9 |
| CIVILIAN EMPLOYMENT | 19445. | 22741. | 24019. | 27218. | 7773. | 40.0 | 324. | 1.4 |
| BASIC | 4928. | 5252. | 5406. | 5735. | 807. | 16.4 | 34. | 0.6 |
| Agriculture & Mining | 97. | 97. | 97. | 97. | 0. | 0.0 | 0. | 0.0 |
| Manufacturing | 2360. | 2485. | 2560. | 2722. | 362. | 15.3 | 15. | 0.6 |
| Wholesale | 1400. | 1459. | 1479. | 1524. | 124. | 8.9 | 5. | 0.4 |
| Transportation | 418. | 467. | 485. | 515. | 97. | 23.2 | 4. | 0.9 |
| Hotels/motels | 68. | 106. | 114. | 136. | 68. | 100.0 | 3. | 2.9 |
| State/federal govt | 585. | 638. | 671. | 741. | 156. | 26.7 | 7. | 1.0 |
| LOCAL SERVING | 14517. | 17489. | 18613. | 21483. | 6966. | 48.0 | 290. | 1.6 |
| Retail trade | 6300. | 7775. | 8108. | 9065. | 2765. | 43.9 | 115. | 1.5 |
| Retail service | 3696. | 4312. | 4595. | 5397. | 1701. | 46.0 | 71. | 1.6 |
| Business service | 1258. | 1585. | 1764. | 2121. | 863. | 68.6 | 36. | 2.2 |
| F.I.R.E. | 562. | 711. | 844. | 1191. | 629. | 111.9 | 26. | 3.2 |
| Local government | 1396. | 1756. | 1844. | 2071. | 675. | 48.4 | 28. | 1.7 |
| Other local serving | 1305. | 1350. | 1458. | 1638. | 333. | 25.5 | 14. | 1.0 |
| UNIFORMED MILITARY | 12490. | 12490. | 12490. | 12490. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 4804. | 4804. | 4804. | 4804. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 3421. | 3567. | 3636. | 3727. | 306. | 8.9 | 13. | 0.4 |
| Residential | 1782. | 1840. | 1860. | 1865. | 83. | 4.7 | 3. | 0.2 |
| Non-residential | 1409. | 1497. | 1546. | 1632. | 223. | 15.8 | 9. | 0.6 |
| 1986 Freeway | 230. | 230. | 230. | 230. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 1383. | 1237. | 1168. | 1077. | -306. | -22.1 | -13. | -1.0 |
| DEVELOPABLE ACREAGE | 399. | 253. | 184. | 93. | -306. | -76.7 | -13. | -5.9 |
| Low density single family | 17. | 4. | 4. | 0. | -17. | -100.0 | -1. | -100.0 |
| Single family | 100. | 66. | 38. | 0. | -100. | -100.0 | -4. | -100.0 |
| Multiple family | 25. | 14. | 11. | 4. | -21. | -84.0 | -1. | -7.4 |
| Mixed use | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Commercial | 120. | 33. | 13. | 1. | -119. | -99.2 | -5. | -18.1 |
| Industrial | 137. | 136. | 118. | 88. | -49. | -35.8 | -2. | -1.8 |
| UNUSABLE ACREAGE | 984. | 984. | 984. | 984. | 0. | 0.0 | 0. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 13.8 | 15.2 | 15.5 | 16.7 | | | | |
| GROSS RESIDENTIAL DENSITY | 8.1 | 8.3 | 8.4 | 8.5 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E B 1 2

| CITY | OCEANSIDE | | | | 1986 - 2010 | | AVERAGE ANNUAL | ANNUAL |
|---------------------------|-----------|---------|---------|---------|----------------|----------------|----------------|----------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 96544. | 130664. | 143708. | 172017. | 75473. | 78.2 | 3145. | 2.4 |
| HOUSEHOLD POPULATION | 94859. | 128926. | 141763. | 169636. | 74777. | 78.8 | 3116. | 2.5 |
| GROUP QUARTERS POPULATION | 1685. | 1738. | 1945. | 2381. | 696. | 41.3 | 29. | 1.5 |
| OCCUPIED HOUSING UNITS | 35982. | 50456. | 56748. | 68917. | 32935. | 91.5 | 1372. | 2.7 |
| SINGLE FAMILY | 21930. | 30286. | 33723. | 40506. | 18576. | 84.7 | 774. | 2.6 |
| MULTIPLE FAMILY | 11742. | 17824. | 20587. | 25869. | 14127. | 120.3 | 589. | 3.3 |
| MOBILE HOMES | 2310. | 2346. | 2438. | 2542. | 232. | 10.0 | 10. | 0.4 |
| HOUSEHOLD SIZE | 2.64 | 2.56 | 2.50 | 2.46 | | | | |
| TOTAL EMPLOYMENT | 24473. | 35342. | 40690. | 53546. | 29073. | 118.8 | 1211. | 3.3 |
| CIVILIAN EMPLOYMENT | 24473. | 35342. | 40690. | 53546. | 29073. | 118.8 | 1211. | 3.3 |
| BASIC | 7420. | 9934. | 11151. | 13418. | 5998. | 80.8 | 250. | 2.5 |
| Agriculture & Mining | 1971. | 2030. | 2044. | 2054. | 83. | 4.2 | 3. | 0.2 |
| Manufacturing | 3215. | 4892. | 5575. | 6831. | 3616. | 112.5 | 151. | 3.2 |
| Wholesale | 1287. | 1793. | 2128. | 2679. | 1392. | 108.2 | 58. | 3.1 |
| Transportation | 262. | 501. | 641. | 984. | 722. | 275.6 | 30. | 5.7 |
| Hotels/motels | 320. | 320. | 345. | 409. | 89. | 27.8 | 4. | 1.0 |
| State/federal govt | 365. | 398. | 418. | 461. | 96. | 26.3 | 4. | 1.0 |
| LOCAL SERVING | 17053. | 25408. | 29539. | 40128. | 23075. | 135.3 | 961. | 3.6 |
| Retail trade | 5567. | 8517. | 9892. | 13640. | 8073. | 145.0 | 336. | 3.8 |
| Retail service | 3362. | 5989. | 7159. | 10298. | 6936. | 206.3 | 289. | 4.8 |
| Business service | 1139. | 1947. | 2554. | 3970. | 2831. | 248.6 | 118. | 5.3 |
| F. I. R. E. | 969. | 1671. | 2189. | 3493. | 2524. | 260.5 | 105. | 5.5 |
| Local government | 4429. | 5509. | 5839. | 6553. | 2124. | 48.0 | 89. | 1.6 |
| Other local serving | 1587. | 1775. | 1906. | 2174. | 587. | 37.0 | 24. | 1.3 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 26052. | 26052. | 26052. | 26052. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 10522. | 13873. | 15145. | 17587. | 7065. | 67.1 | 294. | 2.2 |
| Residential | 6213. | 8927. | 9815. | 11578. | 5365. | 86.4 | 224. | 2.6 |
| Non-residential | 4062. | 4699. | 5083. | 5762. | 1700. | 41.9 | 71. | 1.5 |
| 1986 Freeway | 247. | 247. | 247. | 247. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 15530. | 12179. | 10907. | 8465. | -7065. | -45.5 | -294. | -2.5 |
| DEVELOPABLE ACREAGE | 9945. | 7103. | 5831. | 3389. | -6556. | -65.9 | -273. | -4.4 |
| Low density single family | 500. | 500. | 500. | 500. | 0. | 0.0 | 0. | 0.0 |
| Single family | 6132. | 4328. | 3528. | 2014. | -4118. | -67.2 | -172. | -4.5 |
| Multiple family | 749. | 325. | 304. | 134. | -615. | -82.1 | -26. | -6.9 |
| Mixed use | 177. | 146. | 79. | 0. | -177. | -100.0 | -7. | -100.0 |
| Commercial | 698. | 273. | 88. | 24. | -674. | -96.6 | -28. | -13.1 |
| Industrial | 1689. | 1531. | 1332. | 717. | -972. | -57.5 | -41. | -3.5 |
| UNUSABLE ACREAGE | 5585. | 5076. | 5076. | 5076. | -509. | -9.1 | -21. | -0.4 |
| GROSS EMPLOYMENT DENSITY | 6.0 | 7.5 | 8.0 | 9.3 | | | | |
| GROSS RESIDENTIAL DENSITY | 5.8 | 5.7 | 5.8 | 6.0 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0

TABLE B13

| CITY | POWAY | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|--------|--------|--------|--------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 37951. | 44591. | 46266. | 48199. | 10248. | 27.0 | 427. | 1.0 |
| HOUSEHOLD POPULATION | 37697. | 44328. | 45971. | 47839. | 10142. | 26.9 | 423. | 1.0 |
| GROUP QUARTERS POPULATION | 254. | 263. | 295. | 360. | 106. | 41.7 | 4. | 1.5 |
| OCCUPIED HOUSING UNITS | 11874. | 14461. | 15295. | 16105. | 4231. | 35.6 | 176. | 1.3 |
| SINGLE FAMILY | 9205. | 11224. | 11979. | 12631. | 3426. | 37.2 | 143. | 1.3 |
| MULTIPLE FAMILY | 2083. | 2595. | 2650. | 2778. | 695. | 33.4 | 29. | 1.2 |
| MOBILE HOMES | 586. | 642. | 666. | 696. | 110. | 18.8 | 5. | 0.7 |
| HOUSEHOLD SIZE | 3.17 | 3.07 | 3.01 | 2.97 | | | | |
| TOTAL EMPLOYMENT | 7028. | 12767. | 15187. | 19712. | 12684. | 180.5 | 529. | 4.4 |
| CIVILIAN EMPLOYMENT | 7028. | 12767. | 15187. | 19712. | 12684. | 180.5 | 529. | 4.4 |
| BASIC | 580. | 2090. | 2800. | 4277. | 3697. | 637.4 | 154. | 8.7 |
| Agriculture & Mining | 260. | 260. | 260. | 260. | 0. | 0.0 | 0. | 0.0 |
| Manufacturing | 132. | 1253. | 1821. | 2976. | 2844. | 2154.5 | 119. | 13.9 |
| Wholesale | 117. | 431. | 567. | 878. | 761. | 650.4 | 32. | 8.8 |
| Transportation | 65. | 100. | 102. | 105. | 40. | 61.5 | 2. | 2.0 |
| Hotels/motels | 6. | 46. | 50. | 58. | 52. | 866.7 | 2. | 9.9 |
| State/federal govt | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| LOCAL SERVING | 6448. | 10677. | 12387. | 15435. | 8987. | 139.4 | 374. | 3.7 |
| Retail trade | 2079. | 3431. | 4045. | 5009. | 2930. | 140.9 | 122. | 3.7 |
| Retail service | 1527. | 2842. | 3364. | 4170. | 2643. | 173.1 | 110. | 4.3 |
| Business service | 394. | 1038. | 1285. | 1943. | 1549. | 393.1 | 65. | 6.9 |
| F. I. R. E. | 351. | 934. | 1128. | 1449. | 1098. | 312.8 | 46. | 6.1 |
| Local government | 1292. | 1622. | 1702. | 1913. | 621. | 48.1 | 26. | 1.6 |
| Other local serving | 805. | 810. | 863. | 951. | 146. | 18.1 | 6. | 0.7 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 23728. | 23728. | 23728. | 23728. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 5000. | 6861. | 7937. | 8335. | 3335. | 66.7 | 139. | 2.2 |
| Residential | 4311. | 5832. | 6751. | 6914. | 2603. | 60.4 | 108. | 2.0 |
| Non-residential | 689. | 1029. | 1186. | 1421. | 732. | 106.2 | 31. | 3.1 |
| 1986 Freeway | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 18728. | 16867. | 15791. | 15393. | -3335. | -17.8 | -139. | -0.8 |
| DEVELOPABLE ACREAGE | 7916. | 6226. | 5150. | 4752. | -3164. | -40.0 | -132. | -2.1 |
| Low density single family | 5690. | 5397. | 4622. | 4590. | -1100. | -19.3 | -46. | -0.9 |
| Single family | 1494. | 414. | 275. | 156. | -1338. | -89.6 | -56. | -9.0 |
| Multiple family | 37. | 22. | 17. | 5. | -32. | -86.5 | -1. | -8.0 |
| Mixed use | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Commercial | 100. | 3. | 1. | 1. | -99. | -99.0 | -4. | -17.5 |
| Industrial | 595. | 390. | 235. | 0. | -595. | -100.0 | -25. | -100.0 |
| UNUSABLE ACREAGE | 10812. | 10641. | 10641. | 10641. | -171. | -1.6 | -7. | -0.1 |
| GROSS EMPLOYMENT DENSITY | 10.2 | 12.4 | 12.8 | 13.9 | | | | |
| GROSS RESIDENTIAL DENSITY | 2.8 | 2.5 | 2.3 | 2.3 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E B 1 4

| CITY | SAN DIEGO | | | | 1986 - 2010 NUMERIC CHANGE | 1986 - 2010 PERCENT CHANGE | AVERAGE NUMERIC CHANGE | ANNUAL PERCENT CHANGE |
|---------------------------|-----------|----------|----------|----------|----------------------------------|----------------------------------|------------------------------|-----------------------------|
| | 1986 | 1995 | 2000 | 2010 | | | | |
| TOTAL POPULATION | 998595. | 1138675. | 1218798. | 1344880. | 346285. | 34.7 | 14429. | 1.2 |
| HOUSEHOLD POPULATION | 945315. | 1084483. | 1163011. | 1285856. | 340541. | 36.0 | 14189. | 1.3 |
| GROUP QUARTERS POPULATION | 53280. | 54192. | 55787. | 59024. | 5744. | 10.8 | 239. | 0.4 |
| OCCUPIED HOUSING UNITS | 366865. | 438040. | 476981. | 531404. | 164539. | 44.9 | 6856. | 1.6 |
| SINGLE FAMILY | 211278. | 239692. | 252760. | 267604. | 56326. | 26.7 | 2347. | 1.0 |
| MULTIPLE FAMILY | 150662. | 193158. | 218870. | 258242. | 107580. | 71.4 | 4483. | 2.3 |
| MOBILE HOMES | 4925. | 5190. | 5351. | 5558. | 633. | 12.9 | 26. | 0.5 |
| HOUSEHOLD SIZE | 2.58 | 2.48 | 2.44 | 2.42 | | | | |
| TOTAL EMPLOYMENT | 592055. | 710289. | 763112. | 874542. | 282487. | 47.7 | 11770. | 1.6 |
| CIVILIAN EMPLOYMENT | 536647. | 654881. | 707704. | 819134. | 282487. | 52.6 | 11770. | 1.8 |
| BASIC | 183010. | 218279. | 234054. | 266638. | 83628. | 45.7 | 3485. | 1.6 |
| Agriculture & Mining | 6278. | 6266. | 6291. | 6332. | 54. | 0.9 | 2. | 0.0 |
| Manufacturing | 84603. | 104141. | 112588. | 129273. | 44670. | 52.8 | 1861. | 1.8 |
| Wholesale | 22440. | 27442. | 29327. | 33329. | 10889. | 48.5 | 454. | 1.7 |
| Transportation | 9729. | 12496. | 13785. | 16740. | 7011. | 72.1 | 292. | 2.3 |
| Hotels/motels | 11770. | 15326. | 16723. | 19855. | 8085. | 68.7 | 337. | 2.2 |
| State/federal govt | 48190. | 52608. | 55340. | 61109. | 12919. | 26.8 | 538. | 1.0 |
| LOCAL SERVING | 353637. | 436602. | 473650. | 552496. | 198859. | 56.2 | 8286. | 1.9 |
| Retail trade | 88010. | 105960. | 116369. | 138821. | 50811. | 57.7 | 2117. | 1.9 |
| Retail service | 87713. | 105043. | 113899. | 132691. | 44978. | 51.3 | 1874. | 1.7 |
| Business service | 58745. | 79112. | 86400. | 103155. | 44410. | 75.6 | 1850. | 2.4 |
| F. I. R. E. | 43471. | 55611. | 59440. | 67829. | 24358. | 56.0 | 1015. | 1.9 |
| Local government | 38069. | 50162. | 53522. | 59848. | 21779. | 57.2 | 907. | 1.9 |
| Other local serving | 37629. | 40714. | 44020. | 50152. | 12523. | 33.3 | 522. | 1.2 |
| UNIFORMED MILITARY | 55408. | 55408. | 55408. | 55408. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 210083. | 210083. | 210083. | 210083. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 88973. | 98818. | 104060. | 110080. | 21107. | 23.7 | 879. | 0.9 |
| Residential | 50110. | 57383. | 60773. | 63698. | 13588. | 27.1 | 566. | 1.0 |
| Non-residential | 34051. | 36623. | 38475. | 41570. | 7519. | 22.1 | 313. | 0.8 |
| 1986 Freeway | 4812. | 4812. | 4812. | 4812. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 121110. | 111265. | 106023. | 100003. | -21107. | -17.4 | -879. | -0.8 |
| DEVELOPABLE ACREAGE | 29569. | 20638. | 15441. | 9421. | -20148. | -68.1 | -840. | -4.7 |
| Low density single family | 232. | 232. | 232. | 232. | 0. | 0.0 | 0. | 0.0 |
| Single family | 13262. | 8277. | 5631. | 3360. | -9902. | -74.7 | -413. | -5.6 |
| Multiple family | 3538. | 2156. | 1482. | 754. | -2784. | -78.7 | -116. | -6.2 |
| Mixed use | 235. | 163. | 68. | 55. | -180. | -76.6 | -8. | -5.9 |
| Commercial | 3460. | 2333. | 1644. | 812. | -2648. | -76.5 | -110. | -5.9 |
| Industrial | 8842. | 7477. | 6384. | 4208. | -4634. | -52.4 | -193. | -3.0 |
| UNUSABLE ACREAGE | 91541. | 90627. | 90582. | 90582. | -959. | -1.0 | -40. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 15.8 | 17.9 | 18.4 | 19.7 | | | | |
| GROSS RESIDENTIAL DENSITY | 7.3 | 7.6 | 7.8 | 8.3 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E B 1 5

| CITY | SAN MARCOS | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|------------|--------|--------|--------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 20887. | 40725. | 46977. | 63993. | 43106. | 206.4 | 1796. | 4.8 |
| HOUSEHOLD POPULATION | 20656. | 40486. | 46709. | 63664. | 43008. | 208.2 | 1792. | 4.8 |
| GROUP QUARTERS POPULATION | 231. | 239. | 268. | 329. | 98. | 42.4 | 4. | 1.5 |
| OCCUPIED HOUSING UNITS | 7594. | 15399. | 18164. | 25203. | 17609. | 231.9 | 734. | 5.1 |
| SINGLE FAMILY | 4097. | 8926. | 10402. | 13325. | 9228. | 225.2 | 385. | 5.0 |
| MULTIPLE FAMILY | 1583. | 4243. | 5449. | 9460. | 7877. | 497.6 | 328. | 7.7 |
| MOBILE HOMES | 1914. | 2230. | 2313. | 2418. | 504. | 26.3 | 21. | 1.0 |
| HOUSEHOLD SIZE | 2.72 | 2.63 | 2.57 | 2.53 | | | | |
| TOTAL EMPLOYMENT | 15741. | 21885. | 24189. | 29860. | 14119. | 89.7 | 588. | 2.7 |
| CIVILIAN EMPLOYMENT | 15741. | 21885. | 24189. | 29860. | 14119. | 89.7 | 588. | 2.7 |
| BASIC | 6951. | 8683. | 9089. | 9906. | 2955. | 42.5 | 123. | 1.5 |
| Agriculture & Mining | 778. | 778. | 778. | 778. | 0. | 0.0 | 0. | 0.0 |
| Manufacturing | 4987. | 6149. | 6423. | 6944. | 1957. | 39.2 | 82. | 1.4 |
| Wholesale | 990. | 1307. | 1387. | 1554. | 564. | 57.0 | 24. | 1.9 |
| Transportation | 151. | 263. | 306. | 412. | 261. | 172.8 | 11. | 4.3 |
| Hotels/motels | 45. | 45. | 48. | 57. | 12. | 26.7 | 1. | 1.0 |
| State/federal govt | 0. | 141. | 147. | 161. | 161. | 9999.0 | 7. | 9999.0 |
| LOCAL SERVING | 8790. | 13202. | 15100. | 19954. | 11164. | 127.0 | 465. | 3.5 |
| Retail trade | 2388. | 4032. | 4569. | 6285. | 3897. | 163.2 | 162. | 4.1 |
| Retail service | 977. | 2292. | 2749. | 4187. | 3210. | 328.6 | 134. | 6.3 |
| Business service | 823. | 1186. | 1414. | 1968. | 1145. | 139.1 | 48. | 3.7 |
| F. I. R. E. | 588. | 918. | 1099. | 1642. | 1054. | 179.3 | 44. | 4.4 |
| Local government | 1773. | 2478. | 2776. | 3061. | 1288. | 72.6 | 54. | 2.3 |
| Other local serving | 2241. | 2296. | 2493. | 2811. | 570. | 25.4 | 24. | 0.9 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 13437. | 13437. | 13437. | 13437. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 3002. | 4698. | 5206. | 6327. | 3325. | 110.8 | 139. | 3.2 |
| Residential | 1532. | 2772. | 3138. | 3907. | 2375. | 155.0 | 99. | 4.0 |
| Non-residential | 1305. | 1761. | 1903. | 2255. | 950. | 72.8 | 40. | 2.3 |
| 1986 Freeway | 165. | 165. | 165. | 165. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 10435. | 8739. | 8231. | 7110. | -3325. | -31.9 | -139. | -1.6 |
| DEVELOPABLE ACREAGE | 9104. | 7491. | 6983. | 5862. | -3242. | -35.6 | -135. | -1.8 |
| Low density single family | 4898. | 4779. | 4779. | 4779. | -119. | -2.4 | -5. | -0.1 |
| Single family | 2590. | 1648. | 1353. | 768. | -1822. | -70.3 | -76. | -4.9 |
| Multiple family | 393. | 295. | 274. | 97. | -296. | -75.3 | -12. | -5.7 |
| Mixed use | 57. | 57. | 7. | 0. | -57. | -100.0 | -2. | -100.0 |
| Commercial | 386. | 109. | 19. | 0. | -386. | -100.0 | -16. | -100.0 |
| Industrial | 780. | 603. | 551. | 218. | -562. | -72.1 | -23. | -5.2 |
| UNUSABLE ACREAGE | 1331. | 1248. | 1248. | 1248. | -83. | -6.2 | -3. | -0.3 |
| GROSS EMPLOYMENT DENSITY | 12.1 | 12.4 | 12.7 | 13.2 | | | | |
| GROSS RESIDENTIAL DENSITY | 5.0 | 5.6 | 5.8 | 6.5 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E B 1 6

| CITY | S A N T E E | | | | 1986 - 2010 | | AVERAGE | ANNUAL |
|---------------------------|-------------|--------|--------|--------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 49249. | 57185. | 63295. | 70323. | 21074. | 42.8 | 878. | 1.5 |
| HOUSEHOLD POPULATION | 48631. | 56547. | 62581. | 69451. | 20820. | 42.8 | 868. | 1.5 |
| GROUP QUARTERS POPULATION | 618. | 638. | 714. | 872. | 254. | 41.1 | 11. | 1.4 |
| OCCUPIED HOUSING UNITS | 16395. | 19951. | 22503. | 25200. | 8805. | 53.7 | 367. | 1.8 |
| SINGLE FAMILY | 10416. | 12218. | 13727. | 14500. | 4084. | 39.2 | 170. | 1.4 |
| MULTIPLE FAMILY | 3862. | 5591. | 6555. | 8378. | 4516. | 116.9 | 188. | 3.3 |
| MOBILE HOMES | 2117. | 2142. | 2221. | 2322. | 205. | 9.7 | 9. | 0.4 |
| HOUSEHOLD SIZE | 2.97 | 2.83 | 2.78 | 2.76 | | | | |
| TOTAL EMPLOYMENT | 10966. | 15137. | 16996. | 21773. | 10807. | 98.6 | 450. | 2.9 |
| CIVILIAN EMPLOYMENT | 10966. | 15137. | 16996. | 21773. | 10807. | 98.6 | 450. | 2.9 |
| BASIC | 3064. | 4214. | 4380. | 5207. | 2143. | 69.9 | 89. | 2.2 |
| Agriculture & Mining | 254. | 254. | 254. | 254. | 0. | 0.0 | 0. | 0.0 |
| Manufacturing | 1686. | 2475. | 2549. | 3019. | 1333. | 79.1 | 56. | 2.5 |
| Wholesale | 757. | 1016. | 1079. | 1372. | 615. | 81.2 | 26. | 2.5 |
| Transportation | 208. | 296. | 316. | 362. | 154. | 74.0 | 6. | 2.3 |
| Hotels/motels | 6. | 6. | 6. | 6. | 0. | 0.0 | 0. | 0.0 |
| State/federal govt | 153. | 167. | 176. | 194. | 41. | 26.8 | 2. | 1.0 |
| LOCAL SERVING | 7902. | 10923. | 12616. | 16566. | 8664. | 109.6 | 361. | 3.1 |
| Retail trade | 1889. | 2911. | 3420. | 4694. | 2805. | 148.5 | 117. | 3.9 |
| Retail service | 947. | 1846. | 2279. | 3344. | 2397. | 253.1 | 100. | 5.4 |
| Business service | 511. | 968. | 1216. | 1792. | 1281. | 250.7 | 53. | 5.4 |
| F. I. R. E. | 355. | 581. | 758. | 1180. | 825. | 232.4 | 34. | 5.1 |
| Local government | 1576. | 1979. | 2078. | 2337. | 761. | 48.3 | 32. | 1.7 |
| Other local serving | 2624. | 2638. | 2865. | 3219. | 595. | 22.7 | 25. | 0.9 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 10509. | 10509. | 10509. | 10509. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 4088. | 4834. | 5494. | 6002. | 1914. | 46.8 | 80. | 1.6 |
| Residential | 2990. | 3586. | 4159. | 4422. | 1432. | 47.9 | 60. | 1.6 |
| Non-residential | 1009. | 1159. | 1246. | 1491. | 482. | 47.8 | 20. | 1.6 |
| 1986 Freeway | 89. | 89. | 89. | 89. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 6421. | 5675. | 5015. | 4507. | -1914. | -29.8 | -80. | -1.5 |
| DEVELOPABLE ACREAGE | 2080. | 1334. | 674. | 166. | -1914. | -92.0 | -80. | -10.0 |
| Low density single family | 210. | 210. | 175. | 118. | -92. | -43.8 | -4. | -2.4 |
| Single family | 1100. | 588. | 125. | 7. | -1093. | -99.4 | -46. | -19.0 |
| Multiple family | 276. | 200. | 140. | 38. | -238. | -86.2 | -10. | -7.9 |
| Mixed use | 23. | 15. | 0. | 0. | -23. | -100.0 | -1. | -100.0 |
| Commercial | 305. | 239. | 161. | 3. | -302. | -99.0 | -13. | -17.5 |
| Industrial | 166. | 82. | 73. | 0. | -166. | -100.0 | -7. | -100.0 |
| UNUSABLE ACREAGE | 4341. | 4341. | 4341. | 4341. | 0. | 0.0 | 0. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 10.9 | 13.1 | 13.6 | 14.6 | | | | |
| GROSS RESIDENTIAL DENSITY | 5.5 | 5.6 | 5.4 | 5.7 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E B 1 7

| CITY : | SOLANA BEACH | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|--------------|--------|--------|--------|----------------|----------------|----------------|----------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 14239. | 15055. | 15363. | 16385. | 2146. | 15.1 | 89. | 0.6 |
| HOUSEHOLD POPULATION | 14070. | 14881. | 15168. | 16147. | 2077. | 14.8 | 87. | 0.6 |
| GROUP QUARTERS POPULATION | 169. | 174. | 195. | 238. | 69. | 40.8 | 3. | 1.4 |
| OCCUPIED HOUSING UNITS | 5355. | 5909. | 6113. | 6538. | 1183. | 22.1 | 49. | 0.8 |
| SINGLE FAMILY | 3507. | 3770. | 3893. | 4076. | 569. | 16.2 | 24. | 0.6 |
| MULTIPLE FAMILY | 1740. | 2059. | 2137. | 2375. | 635. | 36.5 | 26. | 1.3 |
| MOBILE HOMES | 108. | 80. | 83. | 87. | -21. | -19.4 | -1. | -0.9 |
| HOUSEHOLD SIZE | 2.63 | 2.52 | 2.48 | 2.47 | | | | |
| TOTAL EMPLOYMENT | 7380. | 8738. | 9080. | 9883. | 2503. | 33.9 | 104. | 1.2 |
| CIVILIAN EMPLOYMENT | 7380. | 8738. | 9080. | 9883. | 2503. | 33.9 | 104. | 1.2 |
| BASIC | 1771. | 2144. | 2236. | 2419. | 648. | 36.6 | 27. | 1.3 |
| Agriculture & Mining | 221. | 223. | 224. | 225. | 4. | 1.8 | 0. | 0.1 |
| Manufacturing | 1002. | 1162. | 1175. | 1193. | 191. | 19.1 | 8. | 0.7 |
| Wholesale | 301. | 345. | 365. | 392. | 91. | 30.2 | 4. | 1.1 |
| Transportation | 43. | 89. | 117. | 187. | 144. | 334.9 | 6. | 6.3 |
| Hotels/motels | 204. | 325. | 355. | 422. | 218. | 106.9 | 9. | 3.1 |
| State/federal govt | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| LOCAL SERVING | 5609. | 6594. | 6844. | 7464. | 1855. | 33.1 | 77. | 1.2 |
| Retail trade | 1749. | 2101. | 2170. | 2355. | 606. | 34.6 | 25. | 1.2 |
| Retail service | 1012. | 1360. | 1419. | 1573. | 561. | 55.4 | 23. | 1.9 |
| Business service | 1214. | 1360. | 1406. | 1524. | 310. | 25.5 | 13. | 1.0 |
| F.I.R.E. | 921. | 996. | 1018. | 1078. | 157. | 17.0 | 7. | 0.7 |
| Local government | 214. | 269. | 282. | 316. | 102. | 47.7 | 4. | 1.6 |
| Other local serving | 499. | 508. | 549. | 618. | 119. | 23.8 | 5. | 0.9 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 2131. | 2131. | 2131. | 2131. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 1789. | 1864. | 1888. | 1929. | 140. | 7.8 | 6. | 0.3 |
| Residential | 1303. | 1357. | 1380. | 1421. | 118. | 9.1 | 5. | 0.4 |
| Non-residential | 436. | 457. | 458. | 458. | 22. | 5.0 | 1. | 0.2 |
| 1986 Freeway | 50. | 50. | 50. | 50. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 342. | 267. | 243. | 203. | -139. | -40.6 | -6. | -2.1 |
| DEVELOPABLE ACREAGE | 154. | 79. | 55. | 15. | -139. | -90.3 | -6. | -9.2 |
| Low density single family | 12. | 12. | 12. | 12. | 0. | 0.0 | 0. | 0.0 |
| Single family | 98. | 52. | 32. | 1. | -97. | -99.0 | -4. | -17.4 |
| Multiple family | 21. | 14. | 10. | 1. | -20. | -95.2 | -1. | -11.9 |
| Mixed use | 4. | 0. | 0. | 0. | -4. | -100.0 | 0. | -100.0 |
| Commercial | 13. | 0. | 0. | 0. | -13. | -100.0 | -1. | -100.0 |
| Industrial | 6. | 1. | 1. | 1. | -5. | -83.3 | 0. | -7.2 |
| UNUSABLE ACREAGE | 188. | 188. | 188. | 188. | 0. | 0.0 | 0. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 16.9 | 19.1 | 19.8 | 21.6 | | | | |
| GROSS RESIDENTIAL DENSITY | 4.1 | 4.4 | 4.4 | 4.6 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E B 1 8

| CITY | VISTA | | | | 1986 - 2010 | | AVERAGE | ANNUAL |
|---------------------------|--------|--------|--------|--------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 46749. | 67728. | 71298. | 77256. | 30507. | 65.3 | 1271. | 2.1 |
| HOUSEHOLD POPULATION | 45755. | 66182. | 69568. | 75142. | 29387. | 64.2 | 1224. | 2.1 |
| GROUP QUARTERS POPULATION | 994. | 1546. | 1730. | 2114. | 1120. | 112.7 | 47. | 3.2 |
| OCCUPIED HOUSING UNITS | 17469. | 26159. | 27947. | 30522. | 13053. | 74.7 | 544. | 2.4 |
| SINGLE FAMILY | 10643. | 14246. | 14803. | 15592. | 4949. | 46.5 | 206. | 1.6 |
| MULTIPLE FAMILY | 5497. | 10344. | 11519. | 13231. | 7734. | 140.7 | 322. | 3.7 |
| MOBILE HOMES | 1329. | 1569. | 1625. | 1699. | 370. | 27.8 | 15. | 1.0 |
| HOUSEHOLD SIZE | 2.62 | 2.53 | 2.49 | 2.46 | | | | |
| TOTAL EMPLOYMENT | 13394. | 20534. | 24239. | 32812. | 19418. | 145.0 | 809. | 3.8 |
| CIVILIAN EMPLOYMENT | 13394. | 20534. | 24239. | 32812. | 19418. | 145.0 | 809. | 3.8 |
| BASIC | 1821. | 3100. | 4103. | 6198. | 4377. | 240.4 | 182. | 5.2 |
| Agriculture & Mining | 415. | 422. | 424. | 428. | 13. | 3.1 | 1. | 0.1 |
| Manufacturing | 622. | 1455. | 2174. | 3580. | 2958. | 475.6 | 123. | 7.6 |
| Wholesale | 323. | 521. | 696. | 1129. | 806. | 249.5 | 34. | 5.4 |
| Transportation | 203. | 351. | 437. | 642. | 439. | 216.3 | 18. | 4.9 |
| Hotels/motels | 39. | 112. | 121. | 142. | 103. | 264.1 | 4. | 5.5 |
| State/federal govt | 219. | 239. | 251. | 277. | 58. | 26.5 | 2. | 1.0 |
| LOCAL SERVING | 11573. | 17434. | 20136. | 26614. | 15041. | 130.0 | 627. | 3.5 |
| Retail trade | 3180. | 5211. | 6121. | 8444. | 5264. | 165.5 | 219. | 4.2 |
| Retail service | 2197. | 4249. | 5024. | 6973. | 4776. | 217.4 | 199. | 4.9 |
| Business service | 1132. | 1669. | 2093. | 2933. | 1801. | 159.1 | 75. | 4.0 |
| F. I. R. E. | 1040. | 1562. | 1884. | 2638. | 1598. | 153.7 | 67. | 4.0 |
| Local government | 2611. | 3277. | 3442. | 3865. | 1254. | 48.0 | 52. | 1.6 |
| Other local serving | 1413. | 1466. | 1572. | 1761. | 348. | 24.6 | 15. | 0.9 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 11255. | 11255. | 11255. | 11255. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 5533. | 7476. | 8076. | 9073. | 3540. | 64.0 | 148. | 2.1 |
| Residential | 4344. | 5928. | 6291. | 6802. | 2458. | 56.6 | 102. | 1.9 |
| Non-residential | 1002. | 1361. | 1598. | 2084. | 1082. | 108.0 | 45. | 3.1 |
| 1986 Freeway | 187. | 187. | 187. | 187. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 5722. | 3779. | 3179. | 2182. | -3540. | -61.9 | -148. | -3.9 |
| DEVELOPABLE ACREAGE | 4364. | 2477. | 1877. | 880. | -3484. | -79.8 | -145. | -6.5 |
| Low density single family | 92. | 59. | 59. | 56. | -36. | -39.1 | -2. | -2.0 |
| Single family | 1768. | 856. | 588. | 221. | -1547. | -87.5 | -64. | -8.3 |
| Multiple family | 785. | 261. | 166. | 25. | -760. | -96.8 | -32. | -13.4 |
| Mixed use | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Commercial | 643. | 326. | 181. | 1. | -642. | -99.8 | -27. | -23.6 |
| Industrial | 1076. | 975. | 883. | 577. | -499. | -46.4 | -21. | -2.6 |
| UNUSABLE ACREAGE | 1358. | 1302. | 1302. | 1302. | -56. | -4.1 | -2. | -0.2 |
| GROSS EMPLOYMENT DENSITY | 13.4 | 15.1 | 15.2 | 15.7 | | | | |
| GROSS RESIDENTIAL DENSITY | 4.0 | 4.4 | 4.4 | 4.5 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E B 1 9

| CITY | UNINCORPORATED | | | | 1986 - 2010 | | AVERAGE NUMERIC CHANGE | ANNUAL PERCENT CHANGE |
|---------------------------|----------------|---------|---------|---------|-------------------|-------------------|------------------------------|-----------------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | | |
| TOTAL POPULATION | 327392. | 426770. | 482712. | 601486. | 274094. | 83.7 | 11421. | 2.6 |
| HOUSEHOLD POPULATION | 302970. | 398194. | 453078. | 569658. | 266688. | 88.0 | 11112. | 2.7 |
| GROUP QUARTERS POPULATION | 24422. | 28576. | 29634. | 31828. | 7406. | 30.3 | 309. | 1.1 |
| OCCUPIED HOUSING UNITS | 99414. | 140423. | 164056. | 210850. | 111436. | 112.1 | 4643. | 3.2 |
| SINGLE FAMILY | 72751. | 105599. | 125815. | 166158. | 93407. | 128.4 | 3892. | 3.5 |
| MULTIPLE FAMILY | 16181. | 22657. | 25628. | 31512. | 15331. | 94.7 | 639. | 2.8 |
| MOBILE HOMES | 10482. | 12167. | 12613. | 13180. | 2698. | 25.7 | 112. | 1.0 |
| HOUSEHOLD SIZE | 3.05 | 2.84 | 2.76 | 2.70 | | | | |
| TOTAL EMPLOYMENT | 104917. | 127822. | 140041. | 166237. | 61320. | 58.4 | 2555. | 1.9 |
| CIVILIAN EMPLOYMENT | 61778. | 84683. | 96902. | 123098. | 61320. | 99.3 | 2555. | 2.9 |
| BASIC | 21432. | 28982. | 31274. | 35763. | 14331. | 66.9 | 597. | 2.2 |
| Agriculture & Mining | 8843. | 8857. | 8859. | 8863. | 20. | 0.2 | 1. | 0.0 |
| Manufacturing | 3281. | 7491. | 8658. | 10808. | 7527. | 229.4 | 314. | 5.1 |
| Wholesale | 1909. | 2906. | 3429. | 4544. | 2635. | 138.0 | 110. | 3.7 |
| Transportation | 836. | 1076. | 1206. | 1428. | 592. | 70.8 | 25. | 2.3 |
| Hotels/motels | 350. | 561. | 611. | 726. | 376. | 107.4 | 16. | 3.1 |
| State/federal govt | 6213. | 8091. | 8511. | 9394. | 3181. | 51.2 | 133. | 1.7 |
| LOCAL SERVING | 40346. | 55701. | 65628. | 87335. | 46989. | 116.5 | 1958. | 3.3 |
| Retail trade | 8020. | 13032. | 16427. | 24456. | 16436. | 204.9 | 685. | 4.8 |
| Retail service | 7972. | 12972. | 15858. | 22580. | 14608. | 183.2 | 609. | 4.4 |
| Business service | 3098. | 5118. | 6132. | 8006. | 4908. | 158.4 | 205. | 4.0 |
| F. I. R. E. | 2458. | 3616. | 4700. | 7101. | 4643. | 188.9 | 193. | 4.5 |
| Local government | 5562. | 7352. | 7871. | 8800. | 3238. | 58.2 | 135. | 1.9 |
| Other local serving | 13236. | 13611. | 14640. | 16392. | 3156. | 23.8 | 132. | 0.9 |
| UNIFORMED MILITARY | 43139. | 43139. | 43139. | 43139. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 832579. | 832579. | 832579. | 832579. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 67692. | 111184. | 137171. | 189327. | 121635. | 179.7 | 5068. | 4.4 |
| Residential | 35289. | 76673. | 102090. | 153285. | 117996. | 334.4 | 4917. | 6.3 |
| Non-residential | 29942. | 32050. | 32620. | 33581. | 3639. | 12.2 | 152. | 0.5 |
| 1986 Freeway | 2461. | 2461. | 2461. | 2461. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 764887. | 721395. | 695408. | 643252. | -121635. | -15.9 | -5068. | -0.7 |
| DEVELOPABLE ACREAGE | 340360. | 298339. | 272352. | 220196. | -120164. | -35.3 | -5007. | -1.8 |
| Low density single family | 311187. | 276119. | 254383. | 210175. | -101012. | -32.5 | -4209. | -1.6 |
| Single family | 23446. | 17918. | 14390. | 7684. | -15762. | -67.2 | -657. | -4.5 |
| Multiple family | 1014. | 737. | 629. | 352. | -662. | -65.3 | -28. | -4.3 |
| Mixed use | 110. | 74. | 27. | 1. | -109. | -99.1 | -5. | -17.8 |
| Commercial | 1084. | 563. | 288. | 61. | -1023. | -94.4 | -43. | -11.3 |
| Industrial | 3519. | 2928. | 2635. | 1923. | -1596. | -45.4 | -67. | -2.5 |
| UNUSABLE ACREAGE | 424527. | 423056. | 423056. | 423056. | -1471. | -0.3 | -61. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 2.1 | 2.6 | 3.0 | 3.7 | | | | |
| GROSS RESIDENTIAL DENSITY | 2.8 | 1.8 | 1.6 | 1.4 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E B 2 0

C O R D O N S U M M A R Y

| | 1986 | 1995 | 2000 | 2010 | 1986 - 2010 NUMERIC CHANGE | 1986 - 2010 PERCENT CHANGE | AVERAGE NUMERIC CHANGE | ANNUAL PERCENT CHANGE |
|---------------------------|----------|----------|----------|----------|----------------------------------|----------------------------------|------------------------------|-----------------------------|
| TOTAL POPULATION | 2149507. | 2567193. | 2765421. | 3133851. | 984344. | 45.8 | 41014. | 1.6 |
| HOUSEHOLD POPULATION | 2041599. | 2453300. | 2647321. | 3007096. | 965497. | 47.3 | 40229. | 1.6 |
| GROUP QUARTERS POPULATION | 107908. | 113893. | 118100. | 126755. | 18847. | 17.5 | 785. | 0.7 |
| OCCUPIED HOUSING UNITS | 765243. | 958023. | 1051006. | 1204899. | 439656. | 57.5 | 18319. | 1.9 |
| SINGLE FAMILY | 456859. | 563982. | 616076. | 700103. | 243244. | 53.2 | 10135. | 1.8 |
| MULTIPLE FAMILY | 273839. | 357009. | 396561. | 464738. | 190899. | 69.7 | 7954. | 2.2 |
| MOBILE HOMES | 34545. | 37032. | 38369. | 40058. | 5513. | 16.0 | 230. | 0.6 |
| HOUSEHOLD SIZE | 2.67 | 2.56 | 2.52 | 2.50 | | | | |
| TOTAL EMPLOYMENT | 1034328. | 1263391. | 1366140. | 1589260. | 554932. | 53.7 | 23122. | 1.8 |
| CIVILIAN EMPLOYMENT | 903791. | 1132854. | 1235603. | 1458723. | 554932. | 61.4 | 23122. | 2.0 |
| BASIC | 286274. | 347045. | 372606. | 425145. | 138871. | 48.5 | 5786. | 1.7 |
| Agriculture & Mining | 25225. | 25315. | 25364. | 25434. | 209. | 0.8 | 9. | 0.0 |
| Manufacturing | 127893. | 162609. | 176291. | 203091. | 75198. | 58.8 | 3133. | 1.9 |
| Wholesale | 36430. | 45290. | 49070. | 57030. | 20600. | 56.5 | 858. | 1.9 |
| Transportation | 14174. | 19148. | 21464. | 26764. | 12590. | 88.8 | 525. | 2.7 |
| Hotels/motels | 16901. | 21567. | 23505. | 27903. | 11002. | 65.1 | 458. | 2.1 |
| State/federal govt | 65651. | 73116. | 76912. | 84923. | 19272. | 29.4 | 803. | 1.1 |
| LOCAL SERVING | 617517. | 785809. | 862997. | 1033578. | 416061. | 67.4 | 17336. | 2.2 |
| Retail trade | 170749. | 219920. | 243102. | 297318. | 126569. | 74.1 | 5274. | 2.3 |
| Retail service | 141069. | 183581. | 203307. | 248691. | 107622. | 76.3 | 4484. | 2.4 |
| Business service | 82365. | 111904. | 124297. | 151413. | 69048. | 83.8 | 2877. | 2.6 |
| F.I.R.E. | 61898. | 80396. | 88582. | 107131. | 45233. | 73.1 | 1885. | 2.3 |
| Local government | 79013. | 102610. | 109250. | 122238. | 43225. | 54.7 | 1801. | 1.8 |
| Other local serving | 82423. | 87398. | 94459. | 106787. | 24364. | 29.6 | 1015. | 1.1 |
| UNIFORMED MILITARY | 130537. | 130537. | 130537. | 130537. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 1231919. | 1231919. | 1231919. | 1231919. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 238809. | 312734. | 351524. | 420171. | 181362. | 75.9 | 7557. | 2.4 |
| Residential | 141216. | 207143. | 241952. | 303602. | 162386. | 115.0 | 6766. | 3.2 |
| Non-residential | 87646. | 95644. | 99625. | 106622. | 18976. | 21.7 | 791. | 0.8 |
| 1986 Freeway | 9947. | 9947. | 9947. | 9947. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 993110. | 919185. | 880395. | 811748. | -181362. | -18.3 | -7557. | -0.8 |
| DEVELOPABLE ACREAGE | 428964. | 359947. | 321202. | 252555. | -176409. | -41.1 | -7350. | -2.2 |
| Low density single family | 329203. | 292512. | 269836. | 224967. | -104236. | -31.7 | -4343. | -1.6 |
| Single family | 63415. | 41505. | 30819. | 16039. | -47376. | -74.7 | -1974. | -5.6 |
| Multiple family | 7989. | 4660. | 3520. | 1529. | -6460. | -80.9 | -269. | -6.7 |
| Mixed use | 779. | 591. | 234. | 58. | -721. | -92.6 | -30. | -10.3 |
| Commercial | 7971. | 4205. | 2485. | 920. | -7051. | -88.5 | -294. | -8.6 |
| Industrial | 19607. | 16474. | 14308. | 9042. | -10565. | -53.9 | -440. | -3.2 |
| UNUSABLE ACREAGE | 564146. | 559238. | 559193. | 559193. | -4953. | -0.9 | -206. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 10.3 | 11.8 | 12.4 | 13.7 | | | | |
| GROSS RESIDENTIAL DENSITY | 5.4 | 4.6 | 4.3 | 4.0 | | | | |

APPENDIX C
FORECAST PROFILES BY SPHERE
OF INFLUENCE AREA
(See Map 4 for Sphere Boundaries)

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E C 1

| SPHERE | CARLSBAD | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|----------|--------|--------|---------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 49119. | 78463. | 90289. | 110820. | 61701. | 125.6 | 2571. | 3.4 |
| HOUSEHOLD POPULATION | 48110. | 77420. | 89116. | 109392. | 61282. | 127.4 | 2553. | 3.5 |
| GROUP QUARTERS POPULATION | 1009. | 1043. | 1173. | 1428. | 419. | 41.5 | 17. | 1.5 |
| OCCUPIED HOUSING UNITS | 19461. | 32267. | 37899. | 47089. | 27628. | 142.0 | 1151. | 3.7 |
| SINGLE FAMILY | 11785. | 17263. | 21598. | 27232. | 15447. | 131.1 | 644. | 3.6 |
| MULTIPLE FAMILY | 6931. | 14252. | 15522. | 19044. | 12113. | 174.8 | 505. | 4.3 |
| MOBILE HOMES | 745. | 752. | 779. | 813. | 68. | 9.1 | 3. | 0.4 |
| HOUSEHOLD SIZE | 2.47 | 2.40 | 2.35 | 2.32 | | | | |
| TOTAL EMPLOYMENT | 23481. | 33457. | 38511. | 49393. | 25912. | 110.4 | 1080. | 3.1 |
| CIVILIAN EMPLOYMENT | 23481. | 33457. | 38511. | 49393. | 25912. | 110.4 | 1080. | 3.1 |
| BASIC | 9060. | 11678. | 12862. | 15492. | 6432. | 71.0 | 268. | 2.3 |
| Agriculture & Mining | 919. | 922. | 923. | 925. | 6. | 0.7 | 0. | 0.0 |
| Manufacturing | 5864. | 7772. | 8484. | 9949. | 4085. | 69.7 | 170. | 2.2 |
| Wholesale | 575. | 753. | 812. | 964. | 389. | 67.7 | 16. | 2.2 |
| Transportation | 474. | 1003. | 1305. | 2063. | 1589. | 335.2 | 66. | 6.3 |
| Hotels/motels | 1228. | 1228. | 1338. | 1591. | 363. | 29.6 | 15. | 1.1 |
| State/federal govt | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| LOCAL SERVING | 14421. | 21779. | 25649. | 33901. | 19480. | 135.1 | 812. | 3.6 |
| Retail trade | 5033. | 7560. | 8753. | 11705. | 6672. | 132.6 | 278. | 3.6 |
| Retail service | 1960. | 4449. | 5464. | 7935. | 5975. | 304.8 | 249. | 6.0 |
| Business service | 2444. | 3241. | 3871. | 5131. | 2687. | 109.9 | 112. | 3.1 |
| F.I.R.E. | 1410. | 2048. | 2472. | 3448. | 2038. | 144.5 | 85. | 3.8 |
| Local government | 1183. | 1846. | 2253. | 2446. | 1263. | 106.8 | 53. | 3.1 |
| Other local serving | 2391. | 2635. | 2836. | 3236. | 845. | 35.3 | 35. | 1.3 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 24910. | 24910. | 24910. | 24910. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 7406. | 11074. | 12754. | 14969. | 7563. | 102.1 | 315. | 3.0 |
| Residential | 4400. | 7604. | 9007. | 10811. | 6411. | 145.7 | 267. | 3.8 |
| Non-residential | 2778. | 3242. | 3519. | 3930. | 1152. | 41.5 | 48. | 1.5 |
| 1986 Freeway | 228. | 228. | 228. | 228. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 17504. | 13836. | 12156. | 9941. | -7563. | -43.2 | -315. | -2.3 |
| DEVELOPABLE ACREAGE | 9472. | 6732. | 5052. | 2837. | -6635. | -70.0 | -276. | -4.9 |
| Low density single family | 941. | 941. | 941. | 941. | 0. | 0.0 | 0. | 0.0 |
| Single family | 5467. | 3449. | 2168. | 643. | -4824. | -88.2 | -201. | -8.5 |
| Multiple family | 540. | 321. | 278. | 49. | -491. | -90.9 | -20. | -9.5 |
| Mixed use | 146. | 130. | 51. | 1. | -145. | -99.3 | -6. | -18.7 |
| Commercial | 627. | 238. | 50. | 1. | -626. | -99.8 | -26. | -23.5 |
| Industrial | 1751. | 1653. | 1564. | 1202. | -549. | -31.4 | -23. | -1.6 |
| UNUSABLE ACREAGE | 8032. | 7104. | 7104. | 7104. | -928. | -11.6 | -39. | -0.5 |
| GROSS EMPLOYMENT DENSITY | 8.5 | 10.3 | 10.9 | 12.6 | | | | |
| GROSS RESIDENTIAL DENSITY | 4.4 | 4.2 | 4.2 | 4.4 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E C 2

| SPHERE | CHULA VISTA | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|-------------|---------|---------|---------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 129159. | 150878. | 161997. | 186908. | 57749. | 44.7 | 2406. | 1.6 |
| HOUSEHOLD POPULATION | 128452. | 150148. | 161181. | 185909. | 57457. | 44.7 | 2394. | 1.6 |
| GROUP QUARTERS POPULATION | 707. | 730. | 816. | 999. | 292. | 41.3 | 12. | 1.5 |
| OCCUPIED HOUSING UNITS | 46068. | 56088. | 60956. | 70787. | 24719. | 53.7 | 1030. | 1.8 |
| SINGLE FAMILY | 25904. | 33583. | 37268. | 45426. | 19522. | 75.4 | 813. | 2.4 |
| MULTIPLE FAMILY | 16985. | 19291. | 20357. | 21880. | 4895. | 28.8 | 204. | 1.1 |
| MOBILE HOMES | 3179. | 3214. | 3331. | 3481. | 302. | 9.5 | 13. | 0.4 |
| HOUSEHOLD SIZE | 2.79 | 2.68 | 2.64 | 2.63 | | | | |
| TOTAL EMPLOYMENT | 39371. | 47040. | 50796. | 60552. | 21181. | 53.8 | 883. | 1.8 |
| CIVILIAN EMPLOYMENT | 39371. | 47040. | 50796. | 60552. | 21181. | 53.8 | 883. | 1.8 |
| BASIC | 11187. | 12640. | 13144. | 14160. | 2973. | 26.6 | 124. | 1.0 |
| Agriculture & Mining | 533. | 533. | 533. | 533. | 0. | 0.0 | 0. | 0.0 |
| Manufacturing | 7557. | 8599. | 8848. | 9306. | 1749. | 23.1 | 73. | 0.9 |
| Wholesale | 1443. | 1639. | 1746. | 1958. | 515. | 35.7 | 21. | 1.3 |
| Transportation | 445. | 580. | 652. | 827. | 382. | 85.8 | 16. | 2.6 |
| Hotels/motels | 332. | 332. | 358. | 424. | 92. | 27.7 | 4. | 1.0 |
| State/federal govt | 877. | 957. | 1007. | 1112. | 235. | 26.8 | 10. | 1.0 |
| LOCAL SERVING | 28184. | 34400. | 37652. | 46392. | 18208. | 64.6 | 759. | 2.1 |
| Retail trade | 9666. | 11625. | 12661. | 15802. | 6136. | 63.5 | 256. | 2.1 |
| Retail service | 7203. | 8849. | 9730. | 12358. | 5155. | 71.6 | 215. | 2.3 |
| Business service | 1757. | 2369. | 2713. | 3502. | 1745. | 99.3 | 73. | 2.9 |
| F. I. R. E. | 1676. | 2048. | 2395. | 3370. | 1694. | 101.1 | 71. | 3.0 |
| Local government | 5609. | 7113. | 7593. | 8497. | 2888. | 51.5 | 120. | 1.7 |
| Other local serving | 2273. | 2396. | 2560. | 2863. | 590. | 26.0 | 25. | 1.0 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 31368. | 31368. | 31368. | 31368. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 12361. | 15159. | 16219. | 17844. | 5483. | 44.4 | 228. | 1.5 |
| Residential | 8127. | 10644. | 11520. | 12857. | 4730. | 58.2 | 197. | 1.9 |
| Non-residential | 3829. | 4110. | 4294. | 4582. | 753. | 19.7 | 31. | 0.8 |
| 1986 Freeway | 405. | 405. | 405. | 405. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 19007. | 16209. | 15149. | 13524. | -5483. | -28.8 | -228. | -1.4 |
| DEVELOPABLE ACREAGE | 7624. | 5563. | 4503. | 2878. | -4746. | -62.3 | -198. | -4.0 |
| Low density single family | 2822. | 2672. | 2672. | 2504. | -318. | -11.3 | -13. | -0.5 |
| Single family | 3613. | 2074. | 1258. | 151. | -3462. | -95.8 | -144. | -12.4 |
| Multiple family | 255. | 176. | 116. | 54. | -201. | -78.8 | -8. | -6.3 |
| Mixed use | 10. | 6. | 0. | 0. | -10. | -100.0 | 0. | -100.0 |
| Commercial | 268. | 115. | 29. | 3. | -265. | -98.9 | -11. | -17.1 |
| Industrial | 656. | 520. | 428. | 166. | -490. | -74.7 | -20. | -5.6 |
| UNUSABLE ACREAGE | 11383. | 10646. | 10646. | 10646. | -737. | -6.5 | -31. | -0.3 |
| GROSS EMPLOYMENT DENSITY | 10.3 | 11.4 | 11.8 | 13.2 | | | | |
| GROSS RESIDENTIAL DENSITY | 5.7 | 5.3 | 5.3 | 5.5 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E C 3

| SPHERE | EL CAJON | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|----------|--------|---------|---------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 96117. | 99592. | 101153. | 104355. | 8238. | 8.6 | 343. | 0.3 |
| HOUSEHOLD POPULATION | 94318. | 97728. | 99079. | 101848. | 7530. | 8.0 | 314. | 0.3 |
| GROUP QUARTERS POPULATION | 1799. | 1864. | 2074. | 2507. | 708. | 39.4 | 30. | 1.4 |
| OCCUPIED HOUSING UNITS | 36541. | 39406. | 40611. | 42114. | 5573. | 15.3 | 232. | 0.6 |
| SINGLE FAMILY | 16617. | 18148. | 18792. | 19115. | 2498. | 15.0 | 104. | 0.6 |
| MULTIPLE FAMILY | 16880. | 18273. | 18722. | 19763. | 2883. | 17.1 | 120. | 0.7 |
| MOBILE HOMES | 3044. | 2985. | 3097. | 3236. | 192. | 6.3 | 8. | 0.3 |
| HOUSEHOLD SIZE | 2.58 | 2.48 | 2.44 | 2.42 | | | | |
| TOTAL EMPLOYMENT | 45959. | 53323. | 56006. | 62117. | 16158. | 35.2 | 673. | 1.3 |
| CIVILIAN EMPLOYMENT | 45959. | 53323. | 56006. | 62117. | 16158. | 35.2 | 673. | 1.3 |
| BASIC | 11690. | 14030. | 14517. | 15489. | 3799. | 32.5 | 158. | 1.2 |
| Agriculture & Mining | 528. | 539. | 542. | 548. | 20. | 3.8 | 1. | 0.2 |
| Manufacturing | 7291. | 8788. | 9037. | 9469. | 2178. | 29.9 | 91. | 1.1 |
| Wholesale | 1963. | 2328. | 2394. | 2545. | 582. | 29.6 | 24. | 1.1 |
| Transportation | 564. | 960. | 1038. | 1216. | 652. | 115.6 | 27. | 3.3 |
| Hotels/motels | 557. | 557. | 604. | 716. | 159. | 28.5 | 7. | 1.1 |
| State/federal govt | 787. | 858. | 902. | 995. | 208. | 26.4 | 9. | 1.0 |
| LOCAL SERVING | 34269. | 39293. | 41489. | 46628. | 12359. | 36.1 | 515. | 1.3 |
| Retail trade | 11729. | 13093. | 13590. | 14962. | 3233. | 27.6 | 135. | 1.0 |
| Retail service | 6334. | 7689. | 8114. | 9263. | 2929. | 46.2 | 122. | 1.6 |
| Business service | 2314. | 2949. | 3160. | 3608. | 1294. | 55.9 | 54. | 1.9 |
| F. I. R. E. | 2551. | 2860. | 3033. | 3478. | 927. | 36.3 | 39. | 1.3 |
| Local government | 4514. | 5666. | 5951. | 6683. | 2169. | 48.1 | 90. | 1.6 |
| Other local serving | 6827. | 7036. | 7641. | 8634. | 1807. | 26.5 | 75. | 1.0 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 11229. | 11229. | 11229. | 11229. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 8944. | 9409. | 9526. | 9616. | 672. | 7.5 | 28. | 0.3 |
| Residential | 6158. | 6432. | 6536. | 6592. | 434. | 7.0 | 18. | 0.3 |
| Non-residential | 2501. | 2692. | 2705. | 2739. | 238. | 9.5 | 10. | 0.4 |
| 1986 Freeway | 285. | 285. | 285. | 285. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 2285. | 1820. | 1703. | 1613. | -672. | -29.4 | -28. | -1.4 |
| DEVELOPABLE ACREAGE | 675. | 229. | 112. | 22. | -653. | -96.7 | -27. | -13.3 |
| Low density single family | 78. | 12. | 0. | 0. | -78. | -100.0 | -3. | -100.0 |
| Single family | 288. | 116. | 37. | 4. | -284. | -98.6 | -12. | -16.3 |
| Multiple family | 64. | 53. | 39. | 17. | -47. | -73.4 | -2. | -5.4 |
| Mixed use | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Commercial | 83. | 1. | 1. | 1. | -82. | -98.8 | -3. | -16.8 |
| Industrial | 162. | 47. | 35. | 0. | -162. | -100.0 | -7. | -100.0 |
| UNUSABLE ACREAGE | 1610. | 1591. | 1591. | 1591. | -19. | -1.2 | -1. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 18.4 | 19.8 | 20.7 | 22.7 | | | | |
| GROSS RESIDENTIAL DENSITY | 5.9 | 6.1 | 6.2 | 6.4 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E C 4

| SPHERE | ENCINITAS | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|-----------|--------|--------|--------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 48822. | 56150. | 58602. | 65126. | 16304. | 33.4 | 679. | 1.2 |
| HOUSEHOLD POPULATION | 48272. | 55581. | 57966. | 64349. | 16077. | 33.3 | 670. | 1.2 |
| GROUP QUARTERS POPULATION | 550. | 569. | 636. | 777. | 227. | 41.3 | 9. | 1.4 |
| OCCUPIED HOUSING UNITS | 17927. | 21463. | 22780. | 25493. | 7566. | 42.2 | 315. | 1.5 |
| SINGLE FAMILY | 12796. | 15108. | 16205. | 18445. | 5649. | 44.1 | 235. | 1.5 |
| MULTIPLE FAMILY | 4444. | 5660. | 5854. | 6293. | 1849. | 41.6 | 77. | 1.5 |
| MOBILE HOMES | 687. | 695. | 721. | 755. | 68. | 9.9 | 3. | 0.4 |
| HOUSEHOLD SIZE | 2.69 | 2.59 | 2.54 | 2.52 | | | | |
| TOTAL EMPLOYMENT | 15436. | 17232. | 18096. | 19337. | 3901. | 25.3 | 163. | 0.9 |
| CIVILIAN EMPLOYMENT | 15436. | 17232. | 18096. | 19337. | 3901. | 25.3 | 163. | 0.9 |
| BASIC | 4250. | 4459. | 4639. | 4908. | 658. | 15.5 | 27. | 0.6 |
| Agriculture & Mining | 2862. | 2864. | 2864. | 2864. | 2. | 0.1 | 0. | 0.0 |
| Manufacturing | 547. | 621. | 691. | 783. | 236. | 43.1 | 10. | 1.5 |
| Wholesale | 545. | 610. | 675. | 768. | 223. | 40.9 | 9. | 1.4 |
| Transportation | 137. | 177. | 205. | 249. | 112. | 81.8 | 5. | 2.5 |
| Hotels/motels | 159. | 187. | 204. | 244. | 85. | 53.5 | 4. | 1.8 |
| State/federal govt | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| LOCAL SERVING | 11186. | 12773. | 13457. | 14429. | 3243. | 29.0 | 135. | 1.1 |
| Retail trade | 4241. | 4763. | 4953. | 5194. | 953. | 22.5 | 40. | 0.8 |
| Retail service | 2534. | 3054. | 3214. | 3416. | 882. | 34.8 | 37. | 1.3 |
| Business service | 1203. | 1332. | 1430. | 1537. | 334. | 27.8 | 14. | 1.0 |
| F. I. R. E. | 768. | 851. | 913. | 989. | 221. | 28.8 | 9. | 1.1 |
| Local government | 987. | 1314. | 1380. | 1548. | 561. | 56.8 | 23. | 1.9 |
| Other local serving | 1453. | 1459. | 1567. | 1745. | 292. | 20.1 | 12. | 0.8 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 13516. | 13516. | 13516. | 13516. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 5309. | 6542. | 6949. | 8022. | 2713. | 51.1 | 113. | 1.7 |
| Residential | 4389. | 5538. | 5934. | 6985. | 2596. | 59.1 | 108. | 2.0 |
| Non-residential | 723. | 807. | 818. | 840. | 117. | 16.2 | 5. | 0.6 |
| 1986 Freeway | 197. | 197. | 197. | 197. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 8207. | 6974. | 6567. | 5494. | -2713. | -33.1 | -113. | -1.7 |
| DEVELOPABLE ACREAGE | 4069. | 2995. | 2588. | 1515. | -2554. | -62.8 | -106. | -4.0 |
| Low density single family | 1974. | 1474. | 1365. | 841. | -1133. | -57.4 | -47. | -3.5 |
| Single family | 1942. | 1481. | 1195. | 667. | -1275. | -65.7 | -53. | -4.4 |
| Multiple family | 36. | 0. | 0. | 0. | -36. | -100.0 | -2. | -100.0 |
| Mixed use | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Commercial | 92. | 16. | 6. | 0. | -92. | -100.0 | -4. | -100.0 |
| Industrial | 25. | 24. | 22. | 7. | -18. | -72.0 | -1. | -5.2 |
| UNUSABLE ACREAGE | 4138. | 3979. | 3979. | 3979. | -159. | -3.8 | -7. | -0.2 |
| GROSS EMPLOYMENT DENSITY | 21.3 | 21.4 | 22.1 | 23.0 | | | | |
| GROSS RESIDENTIAL DENSITY | 4.1 | 3.9 | 3.8 | 3.6 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E C 5

| SPHERE | ESCONDIDO | | | | 1986 - 2010 | | AVERAGE | ANNUAL |
|---------------------------|-----------|---------|---------|---------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 97926. | 134235. | 147564. | 177244. | 79318. | 81.0 | 3305. | 2.5 |
| HOUSEHOLD POPULATION | 96617. | 132883. | 146051. | 175394. | 78777. | 81.5 | 3282. | 2.5 |
| GROUP QUARTERS POPULATION | 1309. | 1352. | 1513. | 1850. | 541. | 41.3 | 23. | 1.5 |
| OCCUPIED HOUSING UNITS | 36373. | 52802. | 59168. | 72012. | 35639. | 98.0 | 1485. | 2.9 |
| SINGLE FAMILY | 21678. | 33950. | 39369. | 50177. | 28499. | 131.5 | 1187. | 3.6 |
| MULTIPLE FAMILY | 11280. | 15398. | 16215. | 18091. | 6811. | 60.4 | 284. | 2.0 |
| MOBILE HOMES | 3415. | 3454. | 3584. | 3744. | 329. | 9.6 | 14. | 0.4 |
| HOUSEHOLD SIZE | 2.66 | 2.52 | 2.47 | 2.44 | | | | |
| TOTAL EMPLOYMENT | 37896. | 54187. | 59478. | 70746. | 32850. | 86.7 | 1369. | 2.6 |
| CIVILIAN EMPLOYMENT | 37896. | 54187. | 59478. | 70746. | 32850. | 86.7 | 1369. | 2.6 |
| BASIC | 8338. | 9411. | 10109. | 11311. | 2973. | 35.7 | 124. | 1.3 |
| Agriculture & Mining | 2038. | 2039. | 2039. | 2039. | 1. | 0.0 | 0. | 0.0 |
| Manufacturing | 3571. | 4180. | 4565. | 5166. | 1595. | 44.7 | 66. | 1.6 |
| Wholesale | 1680. | 1989. | 2193. | 2555. | 875. | 52.1 | 36. | 1.8 |
| Transportation | 342. | 452. | 515. | 656. | 314. | 91.8 | 13. | 2.8 |
| Hotels/motels | 226. | 226. | 244. | 284. | 58. | 25.7 | 2. | 1.0 |
| State/federal govt | 481. | 525. | 553. | 611. | 130. | 27.0 | 5. | 1.0 |
| LOCAL SERVING | 29558. | 44776. | 49369. | 59435. | 29877. | 101.1 | 1245. | 3.0 |
| Retail trade | 8915. | 16797. | 18352. | 22009. | 13094. | 146.9 | 546. | 3.8 |
| Retail service | 5525. | 9548. | 10874. | 13931. | 8406. | 152.1 | 350. | 3.9 |
| Business service | 2884. | 3852. | 4336. | 5091. | 2207. | 76.5 | 92. | 2.4 |
| F. I. R. E. | 2185. | 3159. | 3653. | 4735. | 2550. | 116.7 | 106. | 3.3 |
| Local government | 4486. | 5628. | 5907. | 6632. | 2146. | 47.8 | 89. | 1.6 |
| Other local serving | 5563. | 5792. | 6247. | 7037. | 1474. | 26.5 | 61. | 1.0 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 42767. | 42767. | 42767. | 42767. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 11463. | 15992. | 17565. | 20788. | 9325. | 81.3 | 389. | 2.5 |
| Residential | 8443. | 12726. | 14226. | 17302. | 8859. | 104.9 | 369. | 3.0 |
| Non-residential | 2517. | 2763. | 2836. | 2983. | 466. | 18.5 | 19. | 0.7 |
| 1986 Freeway | 503. | 503. | 503. | 503. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 31304. | 26775. | 25202. | 21979. | -9325. | -29.8 | -389. | -1.5 |
| DEVELOPABLE ACREAGE | 25013. | 20497. | 18924. | 15701. | -9312. | -37.2 | -388. | -1.9 |
| Low density single family | 14234. | 13481. | 13481. | 13481. | -753. | -5.3 | -31. | -0.2 |
| Single family | 9975. | 6603. | 5129. | 2110. | -7865. | -78.8 | -328. | -6.3 |
| Multiple family | 241. | 92. | 67. | 9. | -232. | -96.3 | -10. | -12.8 |
| Mixed use | 13. | 1. | 1. | 1. | -12. | -92.3 | -1. | -10.1 |
| Commercial | 161. | 12. | 7. | 2. | -159. | -98.8 | -7. | -16.7 |
| Industrial | 389. | 308. | 239. | 98. | -291. | -74.8 | -12. | -5.6 |
| UNUSABLE ACREAGE | 6291. | 6278. | 6278. | 6278. | -13. | -0.2 | -1. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 15.1 | 19.6 | 21.5 | 23.7 | | | | |
| GROSS RESIDENTIAL DENSITY | 4.3 | 4.1 | 4.2 | 4.2 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E C 6

| SPHERE | NATIONAL CITY | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|---------------|--------|--------|--------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 57240. | 57620. | 57631. | 58732. | 1492. | 2.6 | 62. | 0.1 |
| HOUSEHOLD POPULATION | 46098. | 46458. | 46389. | 47326. | 1228. | 2.7 | 51. | 0.1 |
| GROUP QUARTERS POPULATION | 11142. | 11162. | 11242. | 11406. | 264. | 2.4 | 11. | 0.1 |
| OCCUPIED HOUSING UNITS | 15158. | 16136. | 16419. | 17061. | 1903. | 12.6 | 79. | 0.5 |
| SINGLE FAMILY | 7996. | 8455. | 8686. | 9213. | 1217. | 15.2 | 51. | 0.6 |
| MULTIPLE FAMILY | 6925. | 7441. | 7485. | 7589. | 664. | 9.6 | 28. | 0.4 |
| MOBILE HOMES | 237. | 240. | 248. | 259. | 22. | 9.3 | 1. | 0.4 |
| HOUSEHOLD SIZE | 3.04 | 2.88 | 2.83 | 2.77 | | | | |
| TOTAL EMPLOYMENT | 32136. | 35451. | 36737. | 39999. | 7863. | 24.5 | 328. | 0.9 |
| CIVILIAN EMPLOYMENT | 19646. | 22961. | 24247. | 27509. | 7863. | 40.0 | 328. | 1.4 |
| BASIC | 5005. | 5339. | 5497. | 5833. | 828. | 16.5 | 35. | 0.6 |
| Agriculture & Mining | 130. | 130. | 130. | 130. | 0. | 0.0 | 0. | 0.0 |
| Manufacturing | 2367. | 2492. | 2567. | 2729. | 362. | 15.3 | 15. | 0.6 |
| Wholesale | 1400. | 1459. | 1479. | 1524. | 124. | 8.9 | 5. | 0.4 |
| Transportation | 455. | 514. | 536. | 573. | 118. | 25.9 | 5. | 1.0 |
| Hotels/motels | 68. | 106. | 114. | 136. | 68. | 100.0 | 3. | 2.9 |
| State/federal govt | 585. | 638. | 671. | 741. | 156. | 26.7 | 7. | 1.0 |
| LOCAL SERVING | 14641. | 17622. | 18750. | 21676. | 7035. | 48.0 | 293. | 1.6 |
| Retail trade | 6310. | 7785. | 8118. | 9094. | 2784. | 44.1 | 116. | 1.5 |
| Retail service | 3716. | 4332. | 4615. | 5433. | 1717. | 46.2 | 72. | 1.6 |
| Business service | 1264. | 1591. | 1770. | 2132. | 868. | 68.7 | 36. | 2.2 |
| F. I. R. E. | 579. | 728. | 861. | 1214. | 635. | 109.7 | 26. | 3.1 |
| Local government | 1432. | 1801. | 1891. | 2124. | 692. | 48.3 | 29. | 1.7 |
| Other local serving | 1340. | 1385. | 1495. | 1679. | 339. | 25.3 | 14. | 0.9 |
| UNIFORMED MILITARY | 12490. | 12490. | 12490. | 12490. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 5105. | 5105. | 5105. | 5105. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 3692. | 3850. | 3919. | 4015. | 323. | 8.7 | 13. | 0.3 |
| Residential | 1963. | 2034. | 2054. | 2061. | 98. | 5.0 | 4. | 0.2 |
| Non-residential | 1440. | 1527. | 1576. | 1665. | 225. | 15.6 | 9. | 0.6 |
| 1986 Freeway | 289. | 289. | 289. | 289. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 1413. | 1255. | 1186. | 1090. | -323. | -22.9 | -13. | -1.1 |
| DEVELOPABLE ACREAGE | 416. | 258. | 189. | 93. | -323. | -77.6 | -13. | -6.1 |
| Low density single family | 17. | 4. | 4. | 0. | -17. | -100.0 | -1. | -100.0 |
| Single family | 115. | 68. | 40. | 0. | -115. | -100.0 | -5. | -100.0 |
| Multiple family | 25. | 15. | 12. | 4. | -21. | -84.0 | -1. | -7.4 |
| Mixed use | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Commercial | 122. | 35. | 15. | 1. | -121. | -99.2 | -5. | -18.1 |
| Industrial | 137. | 136. | 118. | 88. | -49. | -35.8 | -2. | -1.8 |
| UNUSABLE ACREAGE | 997. | 997. | 997. | 997. | 0. | 0.0 | 0. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 13.6 | 15.0 | 15.4 | 16.5 | | | | |
| GROSS RESIDENTIAL DENSITY | 7.7 | 7.9 | 8.0 | 8.3 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E C 7

| SPHERE | OCEANSIDE | | | | 1986 - 2010 | | AVERAGE | ANNUAL |
|---------------------------|-----------|---------|---------|---------|-------------------|-------------------|---------|--------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | | |
| TOTAL POPULATION | 96576. | 130715. | 144115. | 172720. | 76144. | 78.8 | 3173. | 2.5 |
| HOUSEHOLD POPULATION | 94891. | 128977. | 142170. | 170339. | 75448. | 79.5 | 3144. | 2.5 |
| GROUP QUARTERS POPULATION | 1685. | 1738. | 1945. | 2381. | 696. | 41.3 | 29. | 1.5 |
| OCCUPIED HOUSING UNITS | 35994. | 50474. | 56911. | 69203. | 33209. | 92.3 | 1384. | 2.8 |
| SINGLE FAMILY | 21930. | 30292. | 33874. | 40672. | 18742. | 85.5 | 781. | 2.6 |
| MULTIPLE FAMILY | 11754. | 17836. | 20599. | 25989. | 14235. | 121.1 | 593. | 3.4 |
| MOBILE HOMES | 2310. | 2346. | 2438. | 2542. | 232. | 10.0 | 10. | 0.4 |
| HOUSEHOLD SIZE | 2.64 | 2.56 | 2.50 | 2.46 | | | | |
| TOTAL EMPLOYMENT | 24478. | 35394. | 40743. | 54456. | 29978. | 122.5 | 1249. | 3.4 |
| CIVILIAN EMPLOYMENT | 24478. | 35394. | 40743. | 54456. | 29978. | 122.5 | 1249. | 3.4 |
| BASIC | 7420. | 9981. | 11199. | 13611. | 6191. | 83.4 | 258. | 2.6 |
| Agriculture & Mining | 1971. | 2030. | 2044. | 2054. | 83. | 4.2 | 3. | 0.2 |
| Manufacturing | 3215. | 4892. | 5575. | 6831. | 3616. | 112.5 | 151. | 3.2 |
| Wholesale | 1287. | 1840. | 2176. | 2872. | 1585. | 123.2 | 66. | 3.4 |
| Transportation | 262. | 501. | 641. | 984. | 722. | 275.6 | 30. | 5.7 |
| Hotels/motels | 320. | 320. | 345. | 409. | 89. | 27.8 | 4. | 1.0 |
| State/federal govt | 365. | 398. | 418. | 461. | 96. | 26.3 | 4. | 1.0 |
| LOCAL SERVING | 17058. | 25413. | 29544. | 40845. | 23787. | 139.4 | 991. | 3.7 |
| Retail trade | 5567. | 8517. | 9892. | 13915. | 8348. | 150.0 | 348. | 3.9 |
| Retail service | 3362. | 5989. | 7159. | 10528. | 7166. | 213.1 | 299. | 4.9 |
| Business service | 1144. | 1952. | 2559. | 4087. | 2943. | 257.3 | 123. | 5.4 |
| F. I. R. E. | 969. | 1671. | 2189. | 3588. | 2619. | 270.3 | 109. | 5.6 |
| Local government | 4429. | 5509. | 5839. | 6553. | 2124. | 48.0 | 89. | 1.6 |
| Other local serving | 1587. | 1775. | 1906. | 2174. | 587. | 37.0 | 24. | 1.3 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 27012. | 27012. | 27012. | 27012. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 10670. | 14029. | 15323. | 17841. | 7171. | 67.2 | 299. | 2.2 |
| Residential | 6226. | 8942. | 9852. | 11625. | 5399. | 86.7 | 225. | 2.6 |
| Non-residential | 4197. | 4840. | 5224. | 5969. | 1772. | 42.2 | 74. | 1.5 |
| 1986 Freeway | 247. | 247. | 247. | 247. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 16342. | 12983. | 11689. | 9171. | -7171. | -43.9 | -299. | -2.4 |
| DEVELOPABLE ACREAGE | 10267. | 7420. | 6126. | 3608. | -6659. | -64.9 | -277. | -4.3 |
| Low density single family | 500. | 500. | 500. | 500. | 0. | 0.0 | 0. | 0.0 |
| Single family | 6297. | 4493. | 3670. | 2153. | -4144. | -65.8 | -173. | -4.4 |
| Multiple family | 755. | 332. | 310. | 134. | -621. | -82.3 | -26. | -6.9 |
| Mixed use | 177. | 146. | 80. | 0. | -177. | -100.0 | -7. | -100.0 |
| Commercial | 699. | 273. | 88. | 25. | -674. | -96.4 | -28. | -13.0 |
| Industrial | 1839. | 1676. | 1478. | 796. | -1043. | -56.7 | -43. | -3.4 |
| UNUSABLE ACREAGE | 6075. | 5563. | 5563. | 5563. | -512. | -8.4 | -21. | -0.4 |
| GROSS EMPLOYMENT DENSITY | 5.8 | 7.3 | 7.8 | 9.1 | | | | |
| GROSS RESIDENTIAL DENSITY | 5.8 | 5.6 | 5.8 | 6.0 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E C 8

| SPHERE | POWAY | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|--------|--------|--------|--------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 37988. | 44626. | 46344. | 48277. | 10289. | 27.1 | 429. | 1.0 |
| HOUSEHOLD POPULATION | 37734. | 44363. | 46049. | 47917. | 10183. | 27.0 | 424. | 1.0 |
| GROUP QUARTERS POPULATION | 254. | 263. | 295. | 360. | 106. | 41.7 | 4. | 1.5 |
| OCCUPIED HOUSING UNITS | 11885. | 14472. | 15320. | 16130. | 4245. | 35.7 | 177. | 1.3 |
| SINGLE FAMILY | 9216. | 11235. | 12004. | 12656. | 3440. | 37.3 | 143. | 1.3 |
| MULTIPLE FAMILY | 2083. | 2595. | 2650. | 2778. | 695. | 33.4 | 29. | 1.2 |
| MOBILE HOMES | 586. | 642. | 666. | 696. | 110. | 18.8 | 5. | 0.7 |
| HOUSEHOLD SIZE | 3.17 | 3.07 | 3.01 | 2.97 | | | | |
| TOTAL EMPLOYMENT | 7028. | 12767. | 15187. | 19712. | 12684. | 180.5 | 529. | 4.4 |
| CIVILIAN EMPLOYMENT | 7028. | 12767. | 15187. | 19712. | 12684. | 180.5 | 529. | 4.4 |
| BASIC | 580. | 2090. | 2800. | 4277. | 3697. | 637.4 | 154. | 8.7 |
| Agriculture & Mining | 260. | 260. | 260. | 260. | 0. | 0.0 | 0. | 0.0 |
| Manufacturing | 132. | 1253. | 1821. | 2976. | 2844. | 2154.5 | 119. | 13.9 |
| Wholesale | 117. | 431. | 567. | 878. | 761. | 650.4 | 32. | 8.8 |
| Transportation | 65. | 100. | 102. | 105. | 40. | 61.5 | 2. | 2.0 |
| Hotels/motels | 6. | 46. | 50. | 58. | 52. | 866.7 | 2. | 9.9 |
| State/federal govt | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| LOCAL SERVING | 6448. | 10677. | 12387. | 15435. | 8987. | 139.4 | 374. | 3.7 |
| Retail trade | 2079. | 3431. | 4045. | 5009. | 2930. | 140.9 | 122. | 3.7 |
| Retail service | 1527. | 2842. | 3364. | 4170. | 2643. | 173.1 | 110. | 4.3 |
| Business service | 394. | 1038. | 1285. | 1943. | 1549. | 393.1 | 65. | 6.9 |
| F. I. R. E. | 351. | 934. | 1128. | 1449. | 1098. | 312.8 | 46. | 6.1 |
| Local government | 1292. | 1622. | 1702. | 1913. | 621. | 48.1 | 26. | 1.6 |
| Other local serving | 805. | 810. | 863. | 951. | 146. | 18.1 | 6. | 0.7 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 27135. | 27135. | 27135. | 27135. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 5000. | 6861. | 8011. | 8410. | 3410. | 68.2 | 142. | 2.2 |
| Residential | 4311. | 5832. | 6825. | 6989. | 2678. | 62.1 | 112. | 2.0 |
| Non-residential | 689. | 1029. | 1186. | 1421. | 732. | 106.2 | 31. | 3.1 |
| 1986 Freeway | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 22135. | 20274. | 19124. | 18725. | -3410. | -15.4 | -142. | -0.7 |
| DEVELOPABLE ACREAGE | 8951. | 7262. | 6112. | 5713. | -3238. | -36.2 | -135. | -1.9 |
| Low density single family | 6725. | 6432. | 5584. | 5551. | -1174. | -17.5 | -49. | -0.8 |
| Single family | 1494. | 414. | 275. | 156. | -1338. | -89.6 | -56. | -9.0 |
| Multiple family | 37. | 22. | 17. | 5. | -32. | -86.5 | -1. | -8.0 |
| Mixed use | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Commercial | 100. | 3. | 1. | 1. | -99. | -99.0 | -4. | -17.5 |
| Industrial | 595. | 391. | 235. | 0. | -595. | -100.0 | -25. | -100.0 |
| UNUSABLE ACREAGE | 13184. | 13012. | 13012. | 13012. | -172. | -1.3 | -7. | -0.1 |
| GROSS EMPLOYMENT DENSITY | 10.2 | 12.4 | 12.8 | 13.9 | | | | |
| GROSS RESIDENTIAL DENSITY | 2.8 | 2.5 | 2.2 | 2.3 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E C 9

| SPHERE | S A N M A R C O S | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|---------------------|--------|--------|--------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 31387. | 54078. | 62494. | 81511. | 50124. | 159.7 | 2089. | 4.1 |
| HOUSEHOLD POPULATION | 31088. | 53769. | 62148. | 81087. | 49999. | 160.8 | 2083. | 4.1 |
| GROUP QUARTERS POPULATION | 299. | 309. | 346. | 424. | 125. | 41.8 | 5. | 1.5 |
| OCCUPIED HOUSING UNITS | 11962. | 21294. | 25152. | 33037. | 21075. | 176.2 | 878. | 4.3 |
| SINGLE FAMILY | 6812. | 12781. | 14705. | 18265. | 11453. | 168.1 | 477. | 4.2 |
| MULTIPLE FAMILY | 1974. | 4806. | 6603. | 10753. | 8779. | 444.7 | 366. | 7.3 |
| MOBILE HOMES | 3176. | 3707. | 3844. | 4019. | 843. | 26.5 | 35. | 1.0 |
| HOUSEHOLD SIZE | 2.60 | 2.53 | 2.47 | 2.45 | | | | |
| TOTAL EMPLOYMENT | 17052. | 25240. | 28859. | 35332. | 18280. | 107.2 | 762. | 3.1 |
| CIVILIAN EMPLOYMENT | 17052. | 25240. | 28859. | 35332. | 18280. | 107.2 | 762. | 3.1 |
| BASIC | 7498. | 10351. | 10981. | 12285. | 4787. | 63.8 | 199. | 2.1 |
| Agriculture & Mining | 962. | 962. | 962. | 962. | 0. | 0.0 | 0. | 0.0 |
| Manufacturing | 5260. | 7113. | 7561. | 8449. | 3189. | 60.6 | 133. | 2.0 |
| Wholesale | 1070. | 1565. | 1685. | 1949. | 879. | 82.1 | 37. | 2.5 |
| Transportation | 161. | 316. | 359. | 465. | 304. | 188.8 | 13. | 4.5 |
| Hotels/motels | 45. | 45. | 48. | 57. | 12. | 26.7 | 1. | 1.0 |
| State/federal govt | 0. | 350. | 366. | 403. | 403. | 9999.0 | 17. | 9999.0 |
| LOCAL SERVING | 9554. | 14889. | 17878. | 23047. | 13493. | 141.2 | 562. | 3.7 |
| Retail trade | 2546. | 4591. | 5536. | 7373. | 4827. | 189.6 | 201. | 4.5 |
| Retail service | 1289. | 2906. | 3710. | 5248. | 3959. | 307.1 | 165. | 6.0 |
| Business service | 867. | 1353. | 1766. | 2360. | 1493. | 172.2 | 62. | 4.3 |
| F. I. R. E. | 643. | 1070. | 1392. | 1973. | 1330. | 206.8 | 55. | 4.8 |
| Local government | 1773. | 2478. | 2776. | 3061. | 1288. | 72.6 | 54. | 2.3 |
| Other local serving | 2436. | 2491. | 2698. | 3032. | 596. | 24.5 | 25. | 0.9 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 20580. | 20580. | 20580. | 20580. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 4197. | 6396. | 7114. | 8424. | 4227. | 100.7 | 176. | 2.9 |
| Residential | 2501. | 3993. | 4481. | 5385. | 2884. | 115.3 | 120. | 3.2 |
| Non-residential | 1510. | 2217. | 2447. | 2853. | 1343. | 88.9 | 56. | 2.7 |
| 1986 Freeway | 186. | 186. | 186. | 186. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 16383. | 14184. | 13466. | 12156. | -4227. | -25.8 | -176. | -1.2 |
| DEVELOPABLE ACREAGE | 14579. | 12474. | 11756. | 10446. | -4133. | -28.3 | -172. | -1.4 |
| Low density single family | 9345. | 9174. | 9174. | 9174. | -171. | -1.8 | -7. | -0.1 |
| Single family | 3094. | 1945. | 1561. | 848. | -2246. | -72.6 | -94. | -5.2 |
| Multiple family | 444. | 335. | 314. | 134. | -310. | -69.8 | -13. | -4.9 |
| Mixed use | 95. | 95. | 12. | 0. | -95. | -100.0 | -4. | -100.0 |
| Commercial | 482. | 184. | 24. | 1. | -481. | -99.8 | -20. | -22.7 |
| Industrial | 1119. | 741. | 671. | 289. | -830. | -74.2 | -35. | -5.5 |
| UNUSABLE ACREAGE | 1804. | 1710. | 1710. | 1710. | -94. | -5.2 | -4. | -0.2 |
| GROSS EMPLOYMENT DENSITY | 11.3 | 11.4 | 11.8 | 12.4 | | | | |
| GROSS RESIDENTIAL DENSITY | 4.8 | 5.3 | 5.6 | 6.1 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E C 1 0

SPHERE

: SOLANA BEACH

| | 1986 | 1995 | 2000 | 2010 | 1986 - 2010 NUMERIC CHANGE | 1986 - 2010 PERCENT CHANGE | AVERAGE ANNUAL NUMERIC CHANGE | AVERAGE ANNUAL PERCENT CHANGE |
|---------------------------|--------|--------|--------|--------|----------------------------------|----------------------------------|-------------------------------------|-------------------------------------|
| TOTAL POPULATION | 14928. | 15718. | 16017. | 17177. | 2249. | 15.1 | 94. | 0.6 |
| HOUSEHOLD POPULATION | 14759. | 15544. | 15822. | 16939. | 2180. | 14.8 | 91. | 0.6 |
| GROUP QUARTERS POPULATION | 169. | 174. | 195. | 238. | 69. | 40.8 | 3. | 1.4 |
| OCCUPIED HOUSING UNITS | 5585. | 6139. | 6343. | 6825. | 1240. | 22.2 | 52. | 0.8 |
| SINGLE FAMILY | 3737. | 4000. | 4123. | 4363. | 626. | 16.8 | 26. | 0.6 |
| MULTIPLE FAMILY | 1740. | 2059. | 2137. | 2375. | 635. | 36.5 | 26. | 1.3 |
| MOBILE HOMES | 108. | 80. | 83. | 87. | -21. | -19.4 | -1. | -0.9 |
| HOUSEHOLD SIZE | 2.64 | 2.53 | 2.49 | 2.48 | | | | |
| TOTAL EMPLOYMENT | 7447. | 8809. | 9153. | 9962. | 2515. | 33.8 | 105. | 1.2 |
| CIVILIAN EMPLOYMENT | 7447. | 8809. | 9153. | 9962. | 2515. | 33.8 | 105. | 1.2 |
| BASIC | 1786. | 2159. | 2251. | 2434. | 648. | 36.3 | 27. | 1.3 |
| Agriculture & Mining | 221. | 223. | 224. | 225. | 4. | 1.8 | 0. | 0.1 |
| Manufacturing | 1002. | 1162. | 1175. | 1193. | 191. | 19.1 | 8. | 0.7 |
| Wholesale | 309. | 353. | 373. | 400. | 91. | 29.4 | 4. | 1.1 |
| Transportation | 50. | 96. | 124. | 194. | 144. | 288.0 | 6. | 5.8 |
| Hotels/motels | 204. | 325. | 355. | 422. | 218. | 106.9 | 9. | 3.1 |
| State/federal govt | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| LOCAL SERVING | 5661. | 6650. | 6902. | 7528. | 1867. | 33.0 | 78. | 1.2 |
| Retail trade | 1749. | 2103. | 2172. | 2358. | 609. | 34.8 | 25. | 1.3 |
| Retail service | 1025. | 1375. | 1434. | 1589. | 564. | 55.0 | 24. | 1.8 |
| Business service | 1229. | 1375. | 1421. | 1540. | 311. | 25.3 | 13. | 0.9 |
| F. I. R. E. | 926. | 1001. | 1023. | 1083. | 157. | 17.0 | 7. | 0.7 |
| Local government | 214. | 269. | 282. | 316. | 102. | 47.7 | 4. | 1.6 |
| Other local serving | 518. | 527. | 570. | 642. | 124. | 23.9 | 5. | 0.9 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 2669. | 2669. | 2669. | 2669. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 2215. | 2290. | 2314. | 2404. | 189. | 8.5 | 8. | 0.3 |
| Residential | 1729. | 1783. | 1806. | 1896. | 167. | 9.7 | 7. | 0.4 |
| Non-residential | 436. | 457. | 458. | 458. | 22. | 5.0 | 1. | 0.2 |
| 1986 Freeway | 50. | 50. | 50. | 50. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 454. | 379. | 355. | 265. | -189. | -41.6 | -8. | -2.2 |
| DEVELOPABLE ACREAGE | 242. | 167. | 143. | 53. | -189. | -78.1 | -8. | -6.1 |
| Low density single family | 99. | 99. | 99. | 51. | -48. | -48.5 | -2. | -2.7 |
| Single family | 99. | 53. | 33. | 1. | -98. | -99.0 | -4. | -17.4 |
| Multiple family | 21. | 14. | 10. | 1. | -20. | -95.2 | -1. | -11.9 |
| Mixed use | 4. | 0. | 0. | 0. | -4. | -100.0 | 0. | -100.0 |
| Commercial | 13. | 0. | 0. | 0. | -13. | -100.0 | -1. | -100.0 |
| Industrial | 6. | 1. | 1. | 0. | -6. | -100.0 | 0. | -100.0 |
| UNUSABLE ACREAGE | 212. | 212. | 212. | 212. | 0. | 0.0 | 0. | 0.0 |
| GROSS EMPLOYMENT DENSITY | 17.1 | 19.3 | 20.0 | 21.8 | | | | |
| GROSS RESIDENTIAL DENSITY | 3.2 | 3.4 | 3.5 | 3.6 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E C I I

| SPHERE | VISTA | | | | 1986 - 2010 | | AVERAGE ANNUAL | |
|---------------------------|--------|--------|--------|--------|-------------------|-------------------|-------------------|-------------------|
| | 1986 | 1995 | 2000 | 2010 | NUMERIC CHANGE | PERCENT CHANGE | NUMERIC CHANGE | PERCENT CHANGE |
| TOTAL POPULATION | 58003. | 86085. | 90060. | 97606. | 39603. | 68.3 | 1650. | 2.2 |
| HOUSEHOLD POPULATION | 56933. | 84461. | 88243. | 95386. | 38453. | 67.5 | 1602. | 2.2 |
| GROUP QUARTERS POPULATION | 1070. | 1624. | 1817. | 2220. | 1150. | 107.5 | 48. | 3.1 |
| OCCUPIED HOUSING UNITS | 21220. | 32949. | 35027. | 38370. | 17150. | 80.8 | 715. | 2.5 |
| SINGLE FAMILY | 13836. | 19485. | 20298. | 21756. | 7920. | 57.2 | 330. | 1.9 |
| MULTIPLE FAMILY | 5787. | 11495. | 12688. | 14479. | 8692. | 150.2 | 362. | 3.9 |
| MOBILE HOMES | 1597. | 1969. | 2041. | 2135. | 538. | 33.7 | 22. | 1.2 |
| HOUSEHOLD SIZE | 2.68 | 2.56 | 2.52 | 2.49 | | | | |
| TOTAL EMPLOYMENT | 15987. | 23892. | 27736. | 36664. | 20677. | 129.3 | 862. | 3.5 |
| CIVILIAN EMPLOYMENT | 15987. | 23892. | 27736. | 36664. | 20677. | 129.3 | 862. | 3.5 |
| BASIC | 2790. | 4176. | 5250. | 7455. | 4665. | 167.2 | 194. | 4.2 |
| Agriculture & Mining | 940. | 947. | 949. | 953. | 13. | 1.4 | 1. | 0.1 |
| Manufacturing | 818. | 1692. | 2432. | 3871. | 3053. | 373.2 | 127. | 6.7 |
| Wholesale | 478. | 700. | 894. | 1354. | 876. | 183.3 | 37. | 4.4 |
| Transportation | 296. | 486. | 603. | 858. | 562. | 189.9 | 23. | 4.5 |
| Hotels/motels | 39. | 112. | 121. | 142. | 103. | 264.1 | 4. | 5.5 |
| State/federal govt | 219. | 239. | 251. | 277. | 58. | 26.5 | 2. | 1.0 |
| LOCAL SERVING | 13197. | 19716. | 22486. | 29209. | 16012. | 121.3 | 667. | 3.4 |
| Retail trade | 3530. | 5820. | 6739. | 9129. | 5599. | 158.6 | 233. | 4.0 |
| Retail service | 2378. | 4683. | 5465. | 7469. | 5091. | 214.1 | 212. | 4.9 |
| Business service | 1417. | 2031. | 2457. | 3320. | 1903. | 134.3 | 79. | 3.6 |
| F. I. R. E. | 1108. | 1693. | 2016. | 2791. | 1683. | 151.9 | 70. | 3.9 |
| Local government | 2632. | 3303. | 3469. | 3895. | 1263. | 48.0 | 53. | 1.6 |
| Other local serving | 2132. | 2186. | 2340. | 2605. | 473. | 22.2 | 20. | 0.8 |
| UNIFORMED MILITARY | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 16391. | 16391. | 16391. | 16391. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 7233. | 10338. | 11070. | 12498. | 5265. | 72.8 | 219. | 2.3 |
| Residential | 5940. | 8641. | 9135. | 10070. | 4130. | 69.5 | 172. | 2.2 |
| Non-residential | 1076. | 1480. | 1718. | 2211. | 1135. | 105.5 | 47. | 3.0 |
| 1986 Freeway | 217. | 217. | 217. | 217. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 9159. | 6053. | 5321. | 3893. | -5266. | -57.5 | -219. | -3.5 |
| DEVELOPABLE ACREAGE | 7603. | 4554. | 3822. | 2394. | -5209. | -68.5 | -217. | -4.7 |
| Low density single family | 1317. | 1284. | 1284. | 1169. | -148. | -11.2 | -6. | -0.5 |
| Single family | 3665. | 1688. | 1290. | 618. | -3047. | -83.1 | -127. | -7.1 |
| Multiple family | 844. | 269. | 172. | 25. | -819. | -97.0 | -34. | -13.6 |
| Mixed use | 0. | 0. | 0. | 0. | 0. | 0.0 | 0. | 0.0 |
| Commercial | 687. | 327. | 182. | 1. | -686. | -99.9 | -29. | -23.8 |
| Industrial | 1090. | 986. | 894. | 581. | -509. | -46.7 | -21. | -2.6 |
| UNUSABLE ACREAGE | 1556. | 1499. | 1499. | 1499. | -57. | -3.7 | -2. | -0.2 |
| GROSS EMPLOYMENT DENSITY | 14.9 | 16.1 | 16.1 | 16.6 | | | | |
| GROSS RESIDENTIAL DENSITY | 3.6 | 3.8 | 3.8 | 3.8 | | | | |

S E R I E S 7
R E G I O N A L G R O W T H F O R E C A S T 1 9 8 6 - 2 0 1 0
T A B L E C 1 2

S U M M A R Y O F S P E C I F I E D S P H E R E S

| | 1986 | 1995 | 2000 | 2010 | 1986 - 2010 NUMERIC CHANGE | 1986 - 2010 PERCENT CHANGE | AVERAGE ANNUAL NUMERIC CHANGE | AVERAGE ANNUAL PERCENT CHANGE |
|---------------------------|---------|---------|---------|----------|-------------------------------|-------------------------------|----------------------------------|----------------------------------|
| TOTAL POPULATION | 717265. | 908160. | 976266. | 1120476. | 403211. | 56.2 | 16800. | 1.9 |
| HOUSEHOLD POPULATION | 697272. | 887332. | 954214. | 1095886. | 398614. | 57.2 | 16609. | 1.9 |
| GROUP QUARTERS POPULATION | 19993. | 20828. | 22052. | 24590. | 4597. | 23.0 | 192. | 0.9 |
| OCCUPIED HOUSING UNITS | 258174. | 343490. | 376586. | 438121. | 179947. | 69.7 | 7498. | 2.2 |
| SINGLE FAMILY | 152307. | 204300. | 226922. | 267320. | 115013. | 75.5 | 4792. | 2.4 |
| MULTIPLE FAMILY | 86783. | 119106. | 128832. | 149034. | 62251. | 71.7 | 2594. | 2.3 |
| MOBILE HOMES | 19084. | 20084. | 20832. | 21767. | 2683. | 14.1 | 112. | 0.5 |
| HOUSEHOLD SIZE | 2.70 | 2.58 | 2.53 | 2.50 | | | | |
| TOTAL EMPLOYMENT | 266271. | 346792. | 381302. | 458270. | 191999. | 72.1 | 8000. | 2.3 |
| CIVILIAN EMPLOYMENT | 253781. | 334302. | 368812. | 445780. | 191999. | 75.7 | 8000. | 2.4 |
| BASIC | 69604. | 86314. | 93249. | 107255. | 37651. | 54.1 | 1569. | 1.8 |
| Agriculture & Mining | 11364. | 11449. | 11470. | 11493. | 129. | 1.1 | 5. | 0.0 |
| Manufacturing | 37624. | 48564. | 52756. | 60722. | 23098. | 61.4 | 962. | 2.0 |
| Wholesale | 10867. | 13667. | 14994. | 17767. | 6900. | 63.5 | 288. | 2.1 |
| Transportation | 3251. | 5185. | 6080. | 8190. | 4939. | 151.9 | 206. | 3.9 |
| Hotels/motels | 3184. | 3484. | 3781. | 4483. | 1299. | 40.8 | 54. | 1.4 |
| State/federal govt | 3314. | 3965. | 4168. | 4600. | 1286. | 38.8 | 54. | 1.4 |
| LOCAL SERVING | 184177. | 247988. | 275563. | 338525. | 154348. | 83.8 | 6431. | 2.6 |
| Retail trade | 61365. | 86085. | 94811. | 116550. | 55185. | 89.9 | 2299. | 2.7 |
| Retail service | 36853. | 55716. | 63143. | 81340. | 44487. | 120.7 | 1854. | 3.4 |
| Business service | 16917. | 23083. | 26768. | 34251. | 17334. | 102.5 | 722. | 3.0 |
| F. I. R. E. | 13166. | 18063. | 21075. | 28118. | 14952. | 113.6 | 623. | 3.2 |
| Local government | 28551. | 36549. | 39043. | 43668. | 15117. | 52.9 | 630. | 1.8 |
| Other local serving | 27325. | 28492. | 30723. | 34598. | 7273. | 26.6 | 303. | 1.0 |
| UNIFORMED MILITARY | 12490. | 12490. | 12490. | 12490. | 0. | 0.0 | 0. | 0.0 |
| TOTAL ACREAGE | 222682. | 222682. | 222682. | 222682. | 0. | 0.0 | 0. | 0.0 |
| TOTAL DEVELOPED ACREAGE | 78491. | 101939. | 110766. | 124831. | 46340. | 59.0 | 1931. | 2.0 |
| Residential | 54188. | 74167. | 81377. | 92572. | 38384. | 70.8 | 1599. | 2.3 |
| Non-residential | 21696. | 25165. | 26782. | 29652. | 7956. | 36.7 | 332. | 1.3 |
| 1986 Freeway | 2607. | 2607. | 2607. | 2607. | 0. | 0.0 | 0. | 0.0 |
| VACANT ACREAGE | 144191. | 120743. | 111916. | 97851. | -46340. | -32.1 | -1931. | -1.6 |
| DEVELOPABLE ACREAGE | 88910. | 68152. | 59325. | 45260. | -43650. | -49.1 | -1819. | -2.8 |
| Low density single family | 38051. | 36073. | 35103. | 34212. | -3839. | -10.1 | -160. | -0.4 |
| Single family | 36048. | 22386. | 16656. | 7353. | -28695. | -79.6 | -1196. | -6.4 |
| Multiple family | 3263. | 1628. | 1336. | 432. | -2831. | -86.8 | -118. | -8.1 |
| Mixed use | 446. | 377. | 143. | 2. | -444. | -99.6 | -19. | -20.2 |
| Commercial | 3333. | 1205. | 403. | 34. | -3299. | -99.0 | -137. | -17.4 |
| Industrial | 7769. | 6483. | 5684. | 3227. | -4542. | -58.5 | -189. | -3.6 |
| UNUSABLE ACREAGE | 55281. | 52591. | 52591. | 52591. | -2690. | -4.9 | -112. | -0.2 |
| GROSS EMPLOYMENT DENSITY | 11.7 | 13.3 | 13.8 | 15.0 | | | | |
| GROSS RESIDENTIAL DENSITY | 4.8 | 4.6 | 4.6 | 4.7 | | | | |

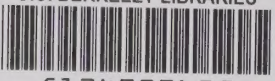
APPENDIX D
SERIES 7 ACCEPTANCE
BY JURISDICTION

Table D1

Acceptance of Series 7 By Jurisdiction

| <u>Jurisdiction</u> | <u>Date of Action</u> |
|---------------------|-----------------------|
| Carlsbad | November 7, 1988 |
| Chula Vista | February 14, 1989 |
| Coronado | October 18, 1988 |
| Del Mar | April 3, 1989 |
| El Cajon | September 20, 1988 |
| Encinitas | October 19, 1988 |
| Escondido | October 4, 1989 |
| Imperial Beach | June 6, 1989 |
| La Mesa | June 13, 1989 |
| Lemon Grove | March 20, 1989 |
| National City | October 18, 1988 |
| Oceanside | January 11, 1989 |
| Poway | January 24, 1989 |
| San Diego | August 1, 1989 |
| San Marcos | September 27, 1988 |
| Santee | April 12, 1989 |
| Solana Beach | October 3, 1988 |
| Vista | May 22, 1989 |
| San Diego County | February 14, 1989 |

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